

Estate Agency with a personal touch!

Charwood Close, Porters Park, Shenley, Herts, WD7



FOUR BEDROOMS and THREE RECEPTION ROOMS!! This 'Crest' detached family home is located at the 'Top End' of Porters Park, giving very easy access to all local amenities including schools, shops, motorway links and SHENLEY PARK.

- Lounge
- **Dining Room**
- Playroom
- Kitchen/Breakfast Room
 Driveway & Garden
- **Utility & Guest WC**
- **Four Bedrooms**
- **Two Bathrooms**

£875,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge 15'1" x 11'10" (4.60m x 3.61m)

Dining Room 10'9" x 9'8" (3.28m x 2.95m)

Kitchen/Breakfast Room 11'9" x 9'7" (3.58m x 2.92m)

Utility Room

Playroom 17'0" x 8'0" (5.18m x 2.44m)

Stairs To First Floor

Landing

Bedroom One 14'3" x 12'10" (4.34m x 3.91m)

En-Suite

Bedroom Two 13'11" x 9'0" (4.24m x 2.74m)

Bedroom Three 11'2" x 9'0" (3.40m x 2.74m)

Bedroom Four 8'9" x 7'6" (2.67m x 2.29m)

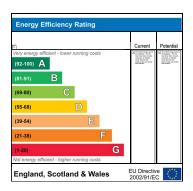
Family Bathroom

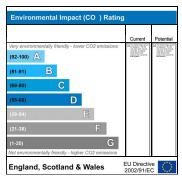
Exterior

Rear Garden

Driveway







Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email:sales@oliverandakers.com Web:www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
 - (2) These particulars do not constitute part or all of an offer or contract.
 - (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
 - (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
 - (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.