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Estate Agency with a personal touch!

Raphael Close, Porters Park, Shenley, Hertfordshire, WD7



Situated in a very QUIET cul-de-sac on Porters Park. This FOUR BEDROOM DETACHED HOME has been EXTENDED to provide VERSATILE LIVING ACCOMMODATION which can easily be reconfigured to suit individual needs. IDEALLY LOCATED for all local amenities including shops, parks and transport links. The property also boasts OFF STREET PARKING for SEVERAL VEHICLES complete with ELECTRIC CHARGING POINT.

- **Detached Home**
- **Four Bedrooms**
- **Two Bathrooms**
- **Three Receptions**
- **Off Street Parking**
- **Electric Charging Point**
- **Quiet Cul - De -Sac**
- **Great Location!**

£689,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Lounge 14'1" x 11'10" (4.29m x 3.61m)

Kitchen/ Breakfast Room 23'5" x 9'0" (7.14m x 2.74m)

Conservatory/ Family Room 14'3" x 8'11" (4.34m x 2.72m)

Utility Room 8'11" x 8'5" (2.72m x 2.57m)

Study 8'2" x 6'5" (2.49m x 1.96m)

Stairs to First Floor

Bedroom One 10'9" x 10'8" (3.28m x 3.25m)

En-Suite to Master

Bedroom Two 10'3" x 9'9" (3.12m x 2.97m) max points

Bedroom Three 13'7" x 7'7" (4.14m x 2.31m)

Family Bathroom 6'4" x 6'4" (1.93m x 1.93m)

Stairs to Second Floor

Bedroom Four 13'7" x 11'11" (4.14m x 3.63m) max points

Exterior

Secluded Rear Garden

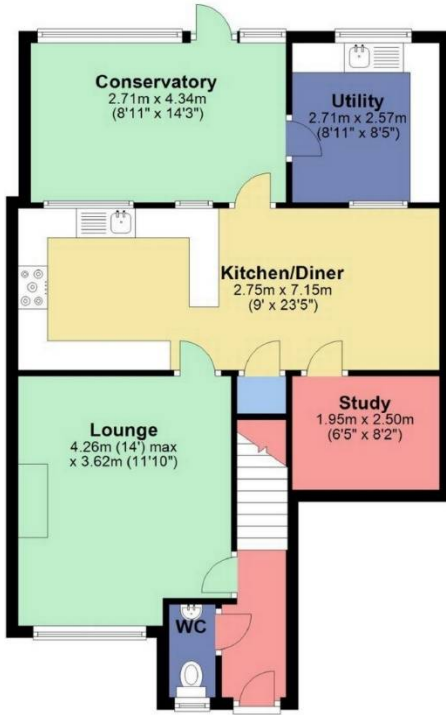
Front Garden and Parking

Parking for several cars with electric charging point.



Ground Floor

Approx. 66.9 sq. metres (720.1 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.4 sq. feet)



Second Floor

Approx. 18.8 sq. metres (201.8 sq. feet)



Total area: approx. 133.3 sq. metres (1434.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (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.
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