



OLIVER

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Estate Agency with a personal touch!

Anderson Road, Shenley, Herts, WD7



A good size, FOUR bedroom FAMILY HOME located in this small cul-de-sac in the 'HEART' of Shenley Village, with scope for further extension (STPP) Kept in very good condition throughout, with OWN LARGE DRIVEWAY, LARGE REAR GARDEN and views to the rear. Can be offered CHAIN FREE!!

- 19ft Lounge
- 25ft Kitchen/Diner
- Guest Cloakroom
- Four Bedrooms
- Large Bathroom
- Stunning Rear Garden
- Good Driveway
- Garage

£650,000 Freehold

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Accommodation Comprises

Entrance Porch

Lounge **19'10" x 12'0" (6.05m x 3.66m)**

Kitchen/Dining/Family Room **25'2" x 11'1" (7.67m x 3.38m)(Max Points)**

Outer Lobby

Guest WC

Stairs To First Floor

Landing

Bedroom One **13'7" x 12'0" (4.14m x 3.66m)(Max Points)**

Bedroom Two **15'1" x 7'11" (4.60m x 2.41m)**

Bedroom Three **13'1" x 7'8" (3.99m x 2.34m)**

Bedroom Four **9'0" x 8'7" (2.74m x 2.62m)**

Family Bathroom **8'9" x 7'6" (2.67m x 2.29m)**

Exterior

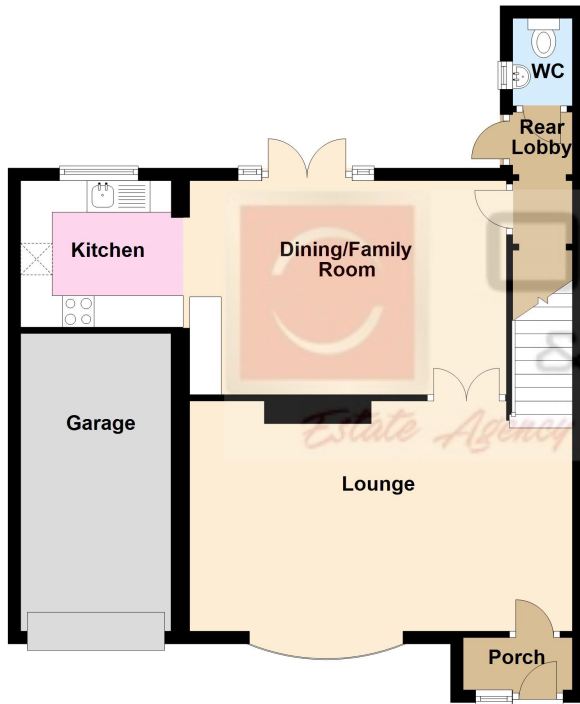
Rear Garden

Integral Garage

Driveway & Front Garden



Ground Floor



First Floor



This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(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	

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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.
- (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.
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