



OLIVER

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Estate Agency with a personal touch!

Newcome Road, Shenley, Herts, WD7



A FOUR BEDROOM, two bathroom, semi-detached FAMILY home with very SPACIOUS, VERSATILE accommodation. Located in the 'HEART' of SHENLEY VILLAGE, within easy access of all local amenities and motorway links.

- Lounge Area
- Dining Area
- Kitchen
- Conservatory
- Four DOUBLE Bedrooms
- Two Bathrooms
- Garage & Driveway
- Sunny Rear Garden

£675,000 Freehold

Newcome Road, Shenley, Herts, WD7

Accommodation Comprises

Entrance Hall

Guest WC

Lounge Area **11'10" x 11'3" (3.61m x 3.43m)**

Dining Area **16'10" x 9'11" (5.13m x 3.02m)**

Kitchen **11'1" x 10'8" (3.38m x 3.25m)**

Conservatory **14'3" x 9'11" (4.34m x 3.02m)**

Stairs To First Floor

Master Bedroom **15'0" x 12'1" (4.57m x 3.68m) (Max Points)**

Bedroom Two **12'7" x 10'3" (3.84m x 3.12m)**

Bedroom Three **10'6" x 10'0" (3.20m x 3.05m)**

Bedroom Four **9'11" x 9'1" (3.02m x 2.77m)**

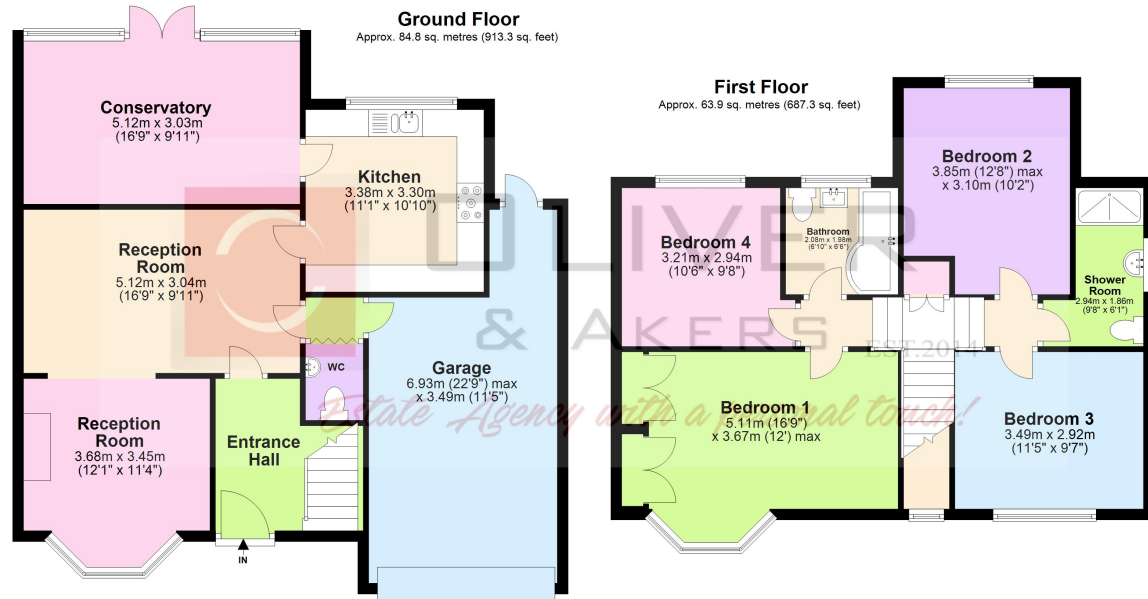
Shower Room

Family Bathroom

Rear Garden

Garage & Driveway

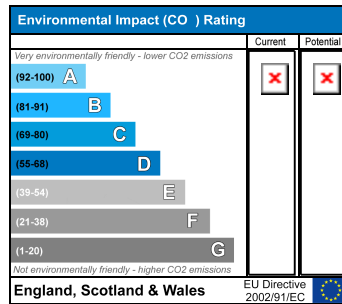
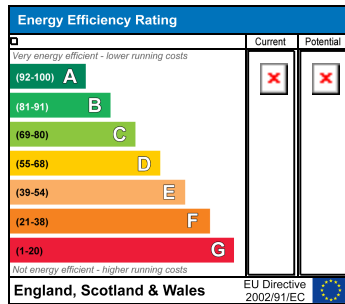




Total area: approx. 148.7 sq. metres (1600.6 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.

www.propertytics.co.uk
Plan produced using PlanUp.



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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.

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 the completion of the purchase.

(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.