



# OLIVER

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*Estate Agency with a personal touch!*

**New Road, Shenley, Hertfordshire, WD7**



This two Bedroom Semi Detached 'CHARACTER' cottage set within the 'HEART' OF SHENLEY VILLAGE is within a short walk to all village amenities! Presented in GOOD CONDITION THROUGHOUT this property also benefits from private REAR garden and its own driveway with electric charging point.

- **Two Double Bedrooms**
- **Two Reception Rooms**
- **Newly fitted kitchen**
- **Private Rear Garden**
- **Driveway**
- **Lovely Village Location**
- **Close to Amenities**
- **Chain Free!**

**£525,000 Freehold**

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## Accommodation Comprises

Entrance Hall

Living Room 12'10" x 11'6" (3.91m x 3.51m)

Dining Room 14'4" x 12'10" (4.37m x 3.91m)

Kitchen 11'0" x 7'1" (3.35m x 2.16m)

Bedroom One 12'10" x 11'5" (3.91m x 3.48m)

Family Bathroom 14'4" x 6'11" (4.37m x 2.11m)

Bedroom Two 12'11" x 11'0" (3.94m x 3.35m) (max points)

Landing

Exterior

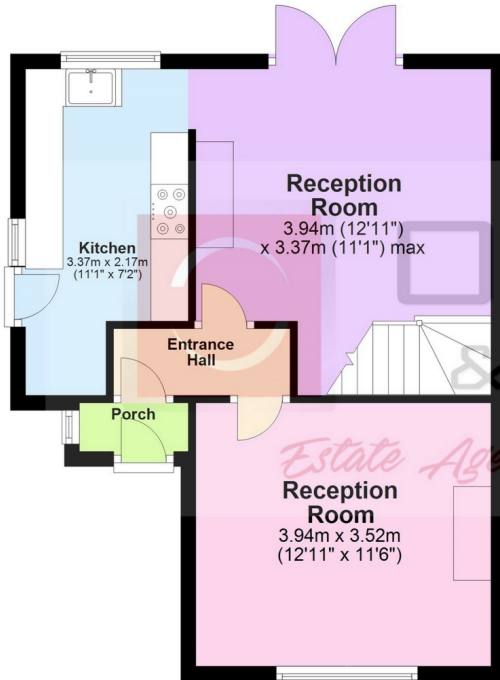
Rear Garden

Driveway



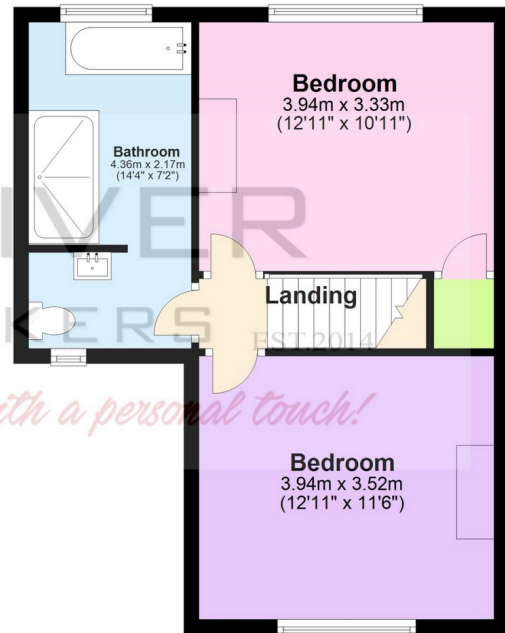
## Ground Floor

Approx. 42.5 sq. metres (456.9 sq. feet)



## First Floor

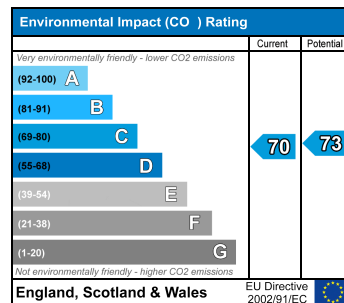
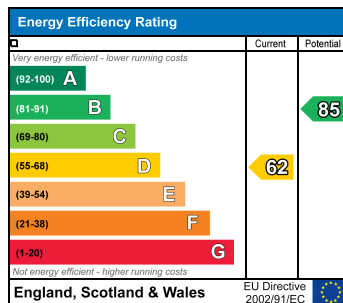
Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 83.7 sq. metres (901.4 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**

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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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