



OLIVER

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Estate Agency with a personal touch!

New Road, Shenley, Herts, WD7



A most BEAUTIFUL, spacious, three/four bedroom DETACHED property in the HEART of Shenley Village. This property is kept in amazing condition throughout and has been extended to the rear.

With a PRETTY rear garden, TWO driveways and a LARGE garden office/work room.

- Large Lounge
- STUNNING Kitchen/Diner
- Three/Four Bedrooms
- Two Bathrooms
- Guest Cloakroom & Utility
- Large Rear Garden
- TWO driveways
- Detached Home Office

£1,095,000 Freehold

New Road, Shenley, Herts, WD7

Accommodation Comprises

Entrance Hall

Lounge **20'10" x 11'10" (6.35m x 3.61m)**

Kitchen/Diner/Family Room **27'4" x 20'10" (8.33m x 6.35m)(Max Points)**

Utility Room **7'7" x 6'4" (2.31m x 1.93m)**

Guest WC

Stairs To First Floor

Landing

Master Bedroom Suite

Bedroom Area **13'3" x 11'3" (4.04m x 3.43m)**

Dressing Area/Bedroom Four **10'8" x 9'7" (3.25m x 2.92m)**

En-Suite Bathroom

Bedroom Two **15'4" x 10'6" (4.67m x 3.20m)**

Bedroom Three **11'10" x 10'0" (3.61m x 3.05m)**

Family Bathroom

Exterior

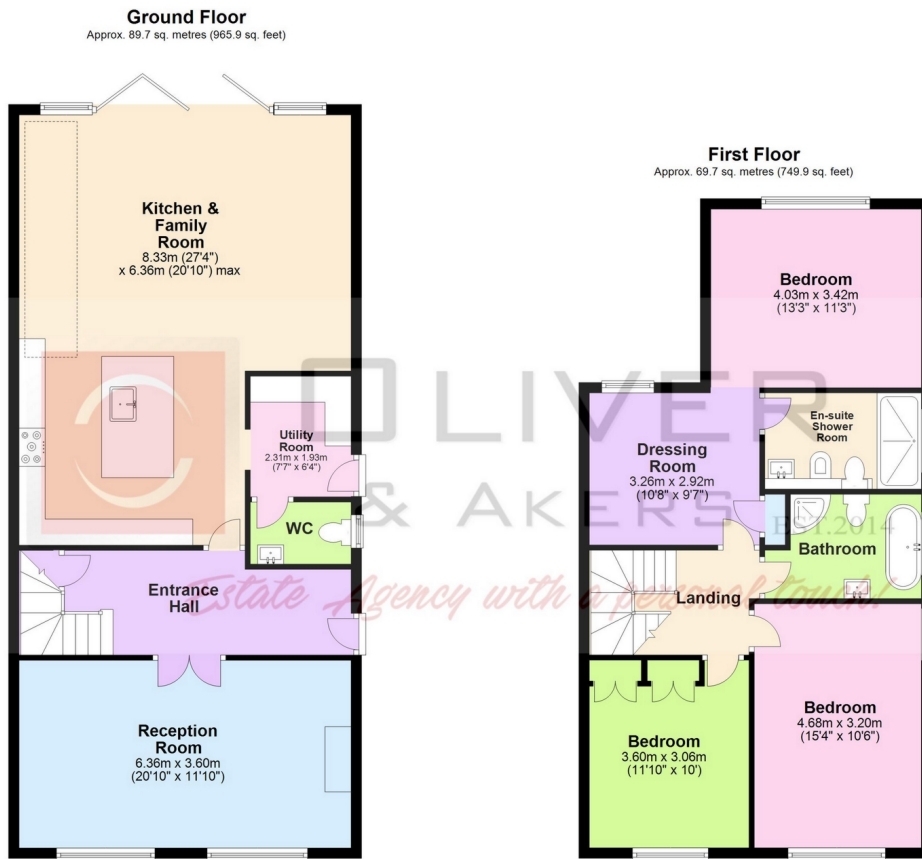
Rear Garden

Detached Office/Work Shop

Rear Driveway

Front Driveway





Total area: approx. 159.4 sq. metres (1715.7 sq. feet)

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

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

Energy Efficiency Rating		Current	Potential
Vary 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
Vary 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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