



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Edgbaston Drive, Porters Park, Shenley, Herts, WD7



Situated in the popular "Salisbury Gate" area of Porters Park, this FOUR BEDROOM DETACHED home sits in a LOVELY POSITION backing on to woodlands. Boasting TWO EN-SUITE BATHROOMS, a generous kitchen and spacious lounge, this home offers SCOPE TO MODERNISE. Also benefiting from an INTEGRAL GARAGE and a driveway providing further OFF STREET PARKING this is a great FAMILY HOME!

- **Detached Home**
- **Four Bedrooms**
- **Three Bathrooms**
- **Guest WC**
- **Kitchen/ Breakfast Room**
- **Lounge / Diner**
- **Garage & OSP**
- **Secluded Rear Garden**

£725,000 Freehold

Edgbaston Drive, Porters Park, Shenley, Herts, WD7

Accommodation Comprises

Entrance Hall

Lounge/Diner **28'4" x 10'9" (8.64m x 3.28m)**

Kitchen / Breakfast Room **15'6" x 9'11" (4.72m x 3.02m)**

Guest WC

Stairs to First Floor

Bedroom One **11'4" x 10'8" (3.45m x 3.25m)**

En-Suite

Bedroom Two **17'10" x 7'9" (5.44m x 2.36m)**

En-Suite

Bedroom Three **10'9" x 10'0" (3.28m x 3.05m)**

Bedroom Four **8'2" x 7'1" (2.49m x 2.16m)**

Family Bathroom

Exterior

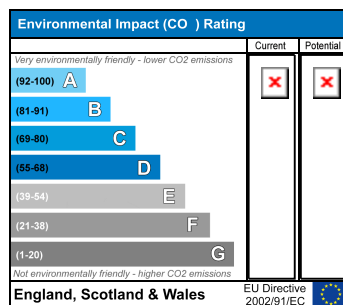
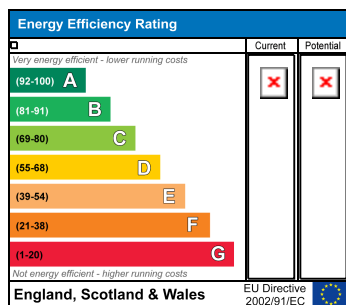
Rear Garden

Front Garden

Driveway providing parking for 2 cars.

Garage





Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.

- (1) MONEY LAUNDERING 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 agreeing the sale.
- (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.