



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Harris Lane, Shenley, Herts, WD7



A FULLY REFURBISHED... LUXURY, VERY SPACIOUS three bedroom DETACHED chalet bungalow on one of the most SOUGHT AFTER roads in SHENLEY VILLAGE. This STUNNING property is ideally located within easy access of all of Shenleys amenities and nearby motorway links.

- FULLY REFURBISHED
- THREE Bedrooms
- 42ft Kitchen / Lounge
- Two En-Suites
- Driveway
- Village Location
- Large Dressing Room
- Rear Garden

**£1,250,000 Freehold**

# Harris Lane, Shenley, Herts, WD7

Entrance Hall

Guest Cloakroom

Open Plan Lounge/Kitchen/Diner **42'2" x 15'2" (12.85m x 4.62m)**

Utility Room **8'3" x 8'0" (2.51m x 2.44m)**

Bedroom Two **21'8" x 14'11" (6.60m x 4.55m) (Max Points)**

En-Suite **7'8" x 6'11" (2.34m x 2.11m)**

Walk In Wardrobe **12'3" x 6'2" (3.73m x 1.88m)**

Bedroom Three **14'0" x 13'1" (4.27m x 3.99m)**

Stairs To First Floor

Landing

Storage Room **16'1" x 5'9" (4.90m x 1.75m)**

Master Bedroom **19'0" x 12'9" (5.79m x 3.89m)(Max Points)**

Dressing Room **14'10" x 11'6" (4.52m x 3.51m)**

En-Suite **12'1" x 10'10" (3.68m x 3.30m)**

Exterior

Rear Garden

Driveway





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://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.