



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Harper Lane, Shenley, Radlett, Herts, WD7



This CHARACTER PROPERTY sits on a VERY GENEROUS PLOT with PARKING TO THE REAR on the outskirts of RADLETT. Requiring MODERNISATION THROUGHOUT and with GREAT POTENTIAL TO EXTEND this property is offered CHAIN FREE !!!

- Semi Detached
- Character Property
- 100ft Rear Garden
- Two Garages & Parking
- Requires Modernisation
- Large Front Garden
- Great Road Links
- Chain Free!

Offers in Excess of £500,000 **Freehold**

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Accommodation Comprises

Entrance Hall

Lounge 14'5" x 10'4" (4.39m x 3.15m)

Dining Room 11'6" x 8'8" (3.51m x 2.64m)

Garden Room 9'8" x 8'6" (2.95m x 2.59m)

Kitchen 8'5" x 8'0" (2.57m x 2.44m)

Utility Area 8'0" x 5'0" (2.44m x 1.52m)

Large Storage Cupboard 3'5" x 3'0" (1.04m x 0.91m)

Guest WC

Stairs to First Floor

First Floor Landing

Bedroom One 14'5" x 10'4" (4.39m x 3.15m)

Bedroom Two 15'4" x 11'5" (4.67m x 3.48m) MAX POINTS

Bedroom Three 8'11" x 8'4" (2.72m x 2.54m)

Bathroom 6'0" x 5'2" (1.83m x 1.57m)

Exterior

Rear Garden

Extending over 100ft

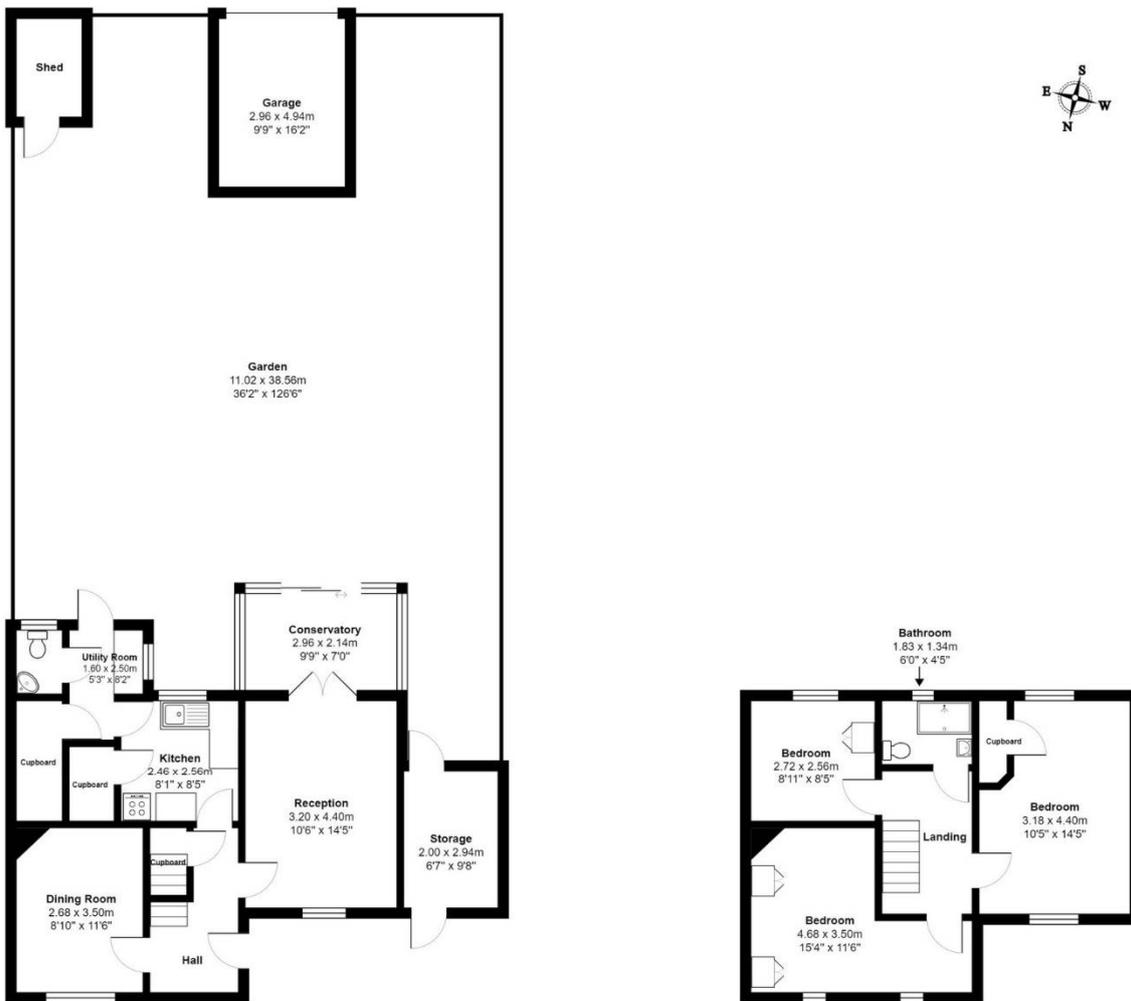
Front Garden

Generous front garden

Garages and Parking to the Rear

Private parking to the rear of the property. Two garages and space for several vehicles.





Total Area: 116.4 m² ... 1252 ft² (excluding garden)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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
Very 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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- (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.