



OLIVER

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Estate Agency with a personal touch!

de Havilland Court, Porters Park, Shenley, Herts, WD7



Set within a 'QUIET' cul-de-sac of ONLY eight houses is this THREE bedroom SEMI-DETACHED home. Located on the ever popular Porters Park this property benefits from very easy access to all local amenities. Great potential to extend (STPP). Offered **CHAIN FREE!**

- Lounge
- Dining Room
- Kitchen
- Guest Cloakroom
- Three Bedrooms
- Bathroom
- Larger Than Average Garden
- Garage & Driveway

£550,000 Freehold

de Havilland Court, Porters Park, Shenley, Herts, WD7

Accommodation Comprises

Double glazed entrance door leading to:-

Entrance Hall

Ceiling light point. Stairs to first floor. Wood floor covering. Radiator. Door to lounge and door to:-

Guest Cloakroom

Obscured double glazed window to front. Two inset ceiling spot lights. Low level WC. Bracket wash hand basin with storage below. Radiator. Part tiled walls and floor.

Lounge 13'5" x 13'0" (4.09m x 3.96m)

Double glazed window to front. Ceiling light point. Coved ceiling. Under stairs storage cupboard. Radiator. Power points. Wood flooring. Opening to:-

Dining Room 9'10" x 8'5" (3.00m x 2.57m)

Double glazed window and door to rear. Coved ceiling. Ceiling light point. Radiator. Wood floor covering. Door to:-

Kitchen 9'10" x 7'11" (3.00m x 2.41m)

Double glazed window to rear. Ceiling light point. Range of fitted wall and base units. Four ring gas hob with extractor hood above and built in oven below. Recess and plumbing for washing machine. Wall mounted boiler. Space for fridge/freezer. Power points. Tiled floor.

Stairs to First Floor

First Floor Landing

Access to loft. Power points. Airing cupboard housing hot water tank. Fitted carpet.

Bedroom One 11'3" x 9'1" (3.43m x 2.77m)

Double glazed window to rear. Ceiling light point. Fitted wardrobes. Power points. Fitted carpet.

Bedroom Two 9'4" x 9'0" (2.84m x 2.74m)

Double glazed window to front. Ceiling light point. Built in wardrobes. Power points. Fitted carpet.

Bedroom Three 7'9" x 7'2" (2.36m x 2.18m)

Double glazed window to rear. Ceiling light point. Power points. Fitted carpet.

Bathroom

Obscured double glazed window to front. Extractor fan. Ceiling light point. Panel enclosed bath with shower unit above. Pedestal wash hand basin. Low level WC. Radiator. Vinyl floor covering.

Exterior

Rear Garden

WIDER THAN AVERAGE!! Paved patio area. Lawned area. Timber shed. Gated access to front.

Garage

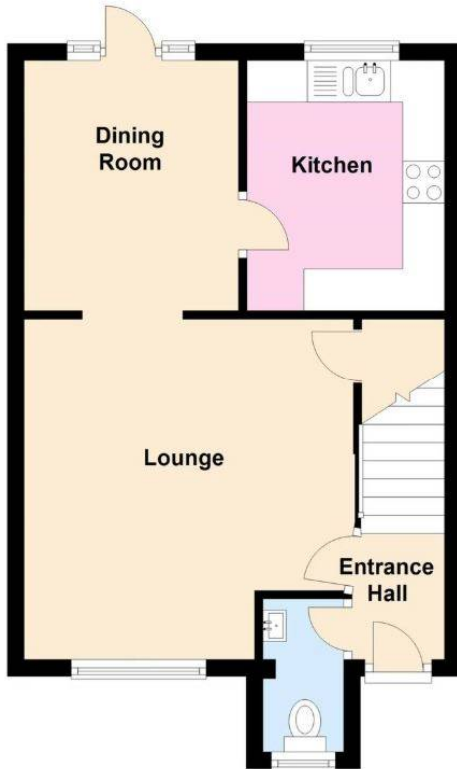
Providing off street parking for one car. Power and light points. Up and over door leading to:-

Driveway

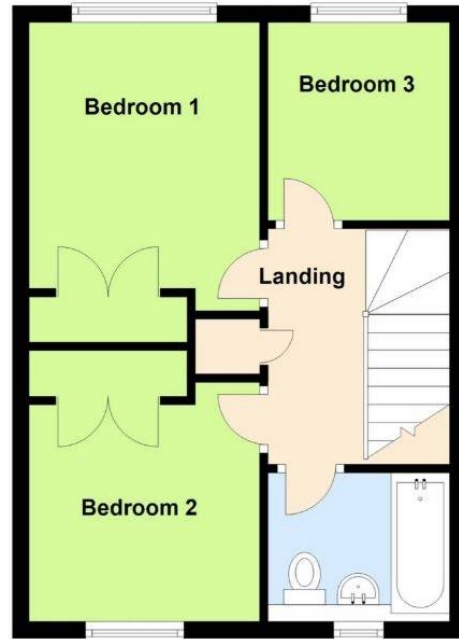
Providing off street parking for another car and also additional parking space.



Ground Floor



First Floor



This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very 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		
	65	88
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		
	61	87
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.