



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Fielders Way, Porters Park, Shenley, Herts, WD7



Offered CHAIN FREE...Is this THREE bedroom/two bathroom DETACHED, family home located at the 'TOP END OF PORTERS PARK', giving very easy access to all local shops, parks, schools and motorway links.

- Lounge/Diner
- Kitchen/Breakfast Room
- Guest Cloakroom
- Three Bedrooms
- Two Bathrooms
- Integral Garage
- Rear Garden
- Own Driveway

£635,000 Freehold

Fielders Way, Porters Park, Shenley, Herts, WD7

Accommodation Comprises

Entrance Hall

Guest Cloakroom

Kitchen/ Breakfast Room 14'8" x 6'8" (4.47m x 2.03m)

Lounge/Diner 18'8" x 14'8" (5.69m x 4.47m)(Max Points)

Stairs To First Floor

Landing

Bedroom One 11'8" x 10'2" (3.56m x 3.10m)

En-Suite Shower Room

Bedroom Two 12'6" x 9'7" (3.81m x 2.92m)

Bedroom Three 10'7" x 7'10" (3.23m x 2.39m)

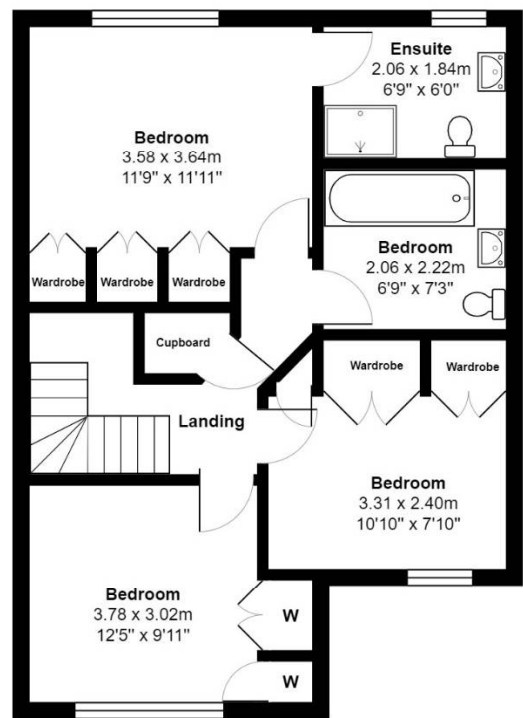
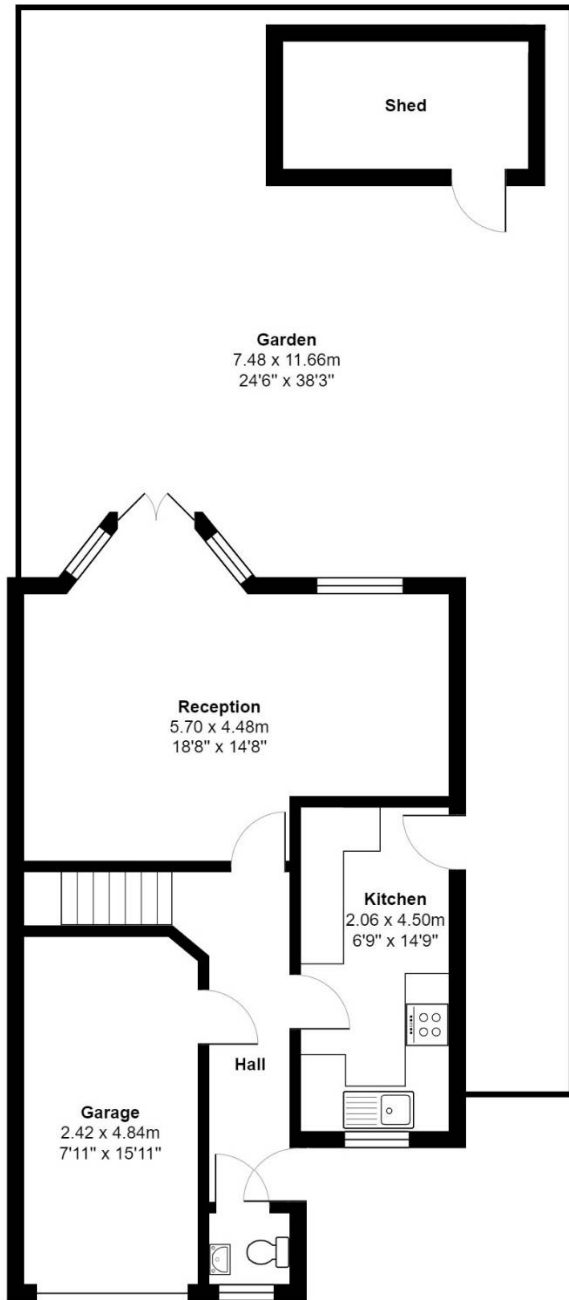
Family Bathroom

Exterior

Integral Garage

Rear Garden

Off Street Parking



Total Area: 118.1 m² ... 1271 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 (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
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

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.