



OLIVER

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Estate Agency with a personal touch!

Raphael Close, Porters Park, Shenley, Herts, WD7



A DETACHED THREE BEDROOM HOME...Tucked away within this very pretty close on Porters Park in Shenley, giving easy access to all local amenities including schools, parks and shops. With BRAND NEW DOUBLE GLAZING throughout and OWN GARAGE. Offered Chain Free!!

- Detached
- Three Bedrooms
- Open Plan Lounge Diner
- Kitchen
- Guest Cloakroom
- NEW Double Glazing
- Rear Garden
- Garage & Driveway

£499,950 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge/Diner **22'4" x 11'8" (6.81m x 3.56m)**

Kitchen **9'0" x 8'1" (2.74m x 2.46m)**

Stairs To First Floor

Landing

Bedroom One **11'4" x 8'4" (3.45m x 2.54m) (Exc Wardrobes)**

Bedroom Two **9'6" x 8'0" (2.90m x 2.44m)**

Bedroom Three **9'0" x 6'5" (2.74m x 1.96m)**

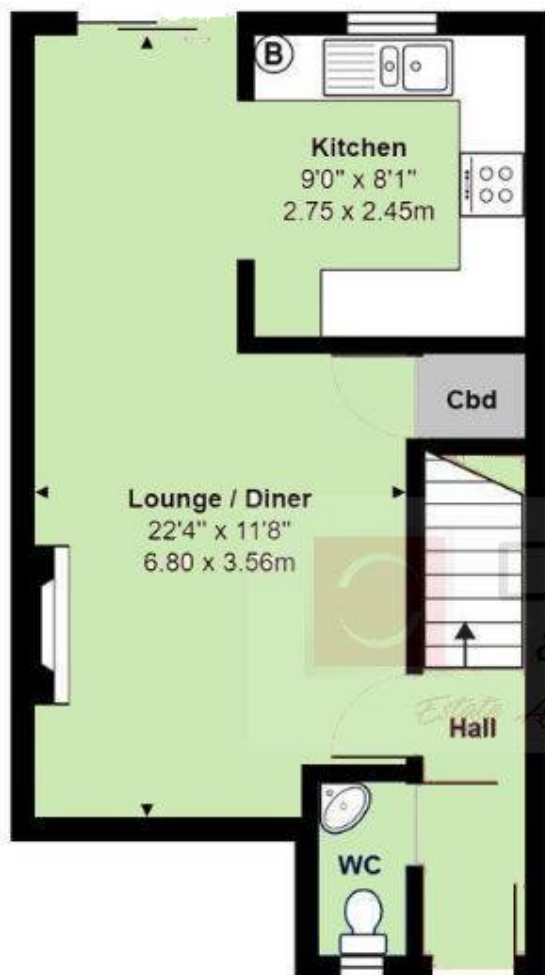
Bathroom

Exterior

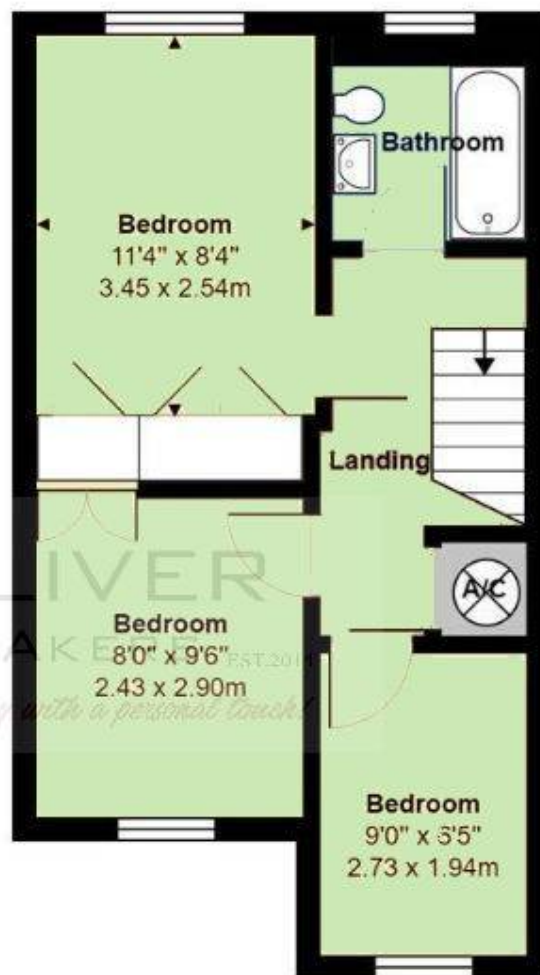
Front & Rear Gardens

Garage & Driveway





Ground Floor
Area: 367 ft² ... 34.1 m²



First Floor
Area: 367 ft² ... 34.1 m²

Total Area: 734 ft² ... 68.2 m² (Excluding Garage)
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

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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.