



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Newcome Road, Shenley, Herts, WD7**



LOCATED in the 'HEART' of Shenley Village, this is a SPACIOUS four bedroom semi-detached FAMILY HOME.

With OVER 1,400 sqft of accommodation over three floors, this property also benefits from its own driveway and large rear garden.

Offered CHAIN FREE!

- Two Reception Rooms
- Kitchen/Diner
- Guest Cloakroom
- Four Bedrooms
- Two Bathrooms
- Large Rear Garden
- Own Driveway
- Chain Free

**£630,000 Freehold**

# Newcome Road, Shenley, Herts, WD7

## Accommodation Comprises

Porch

Guest Cloakroom

Entrance Hall

Lounge **13'9" x 12'4" (4.19m x 3.76m)**

Kitchen/Dining Room **19'8" x 10'0" (5.99m x 3.05m)**

Conservatory **13'6" x 10'5" (4.11m x 3.18m)**

Stairs To First Floor

Landing

Bedroom One **12'4" x 9'9" (3.76m x 2.97m)**

Bedroom Two **11'10" x 8'4" (3.61m x 2.54m)**

Bedroom Three **9'7" x 8'3" (2.92m x 2.51m)**

Family Bathroom

Stairs To Second Floor

Loft Room **16'11" x 7'8" (5.16m x 2.34m)**

Dressing Room **13'10" x 6'4" (4.22m x 1.93m)**

En-Suite

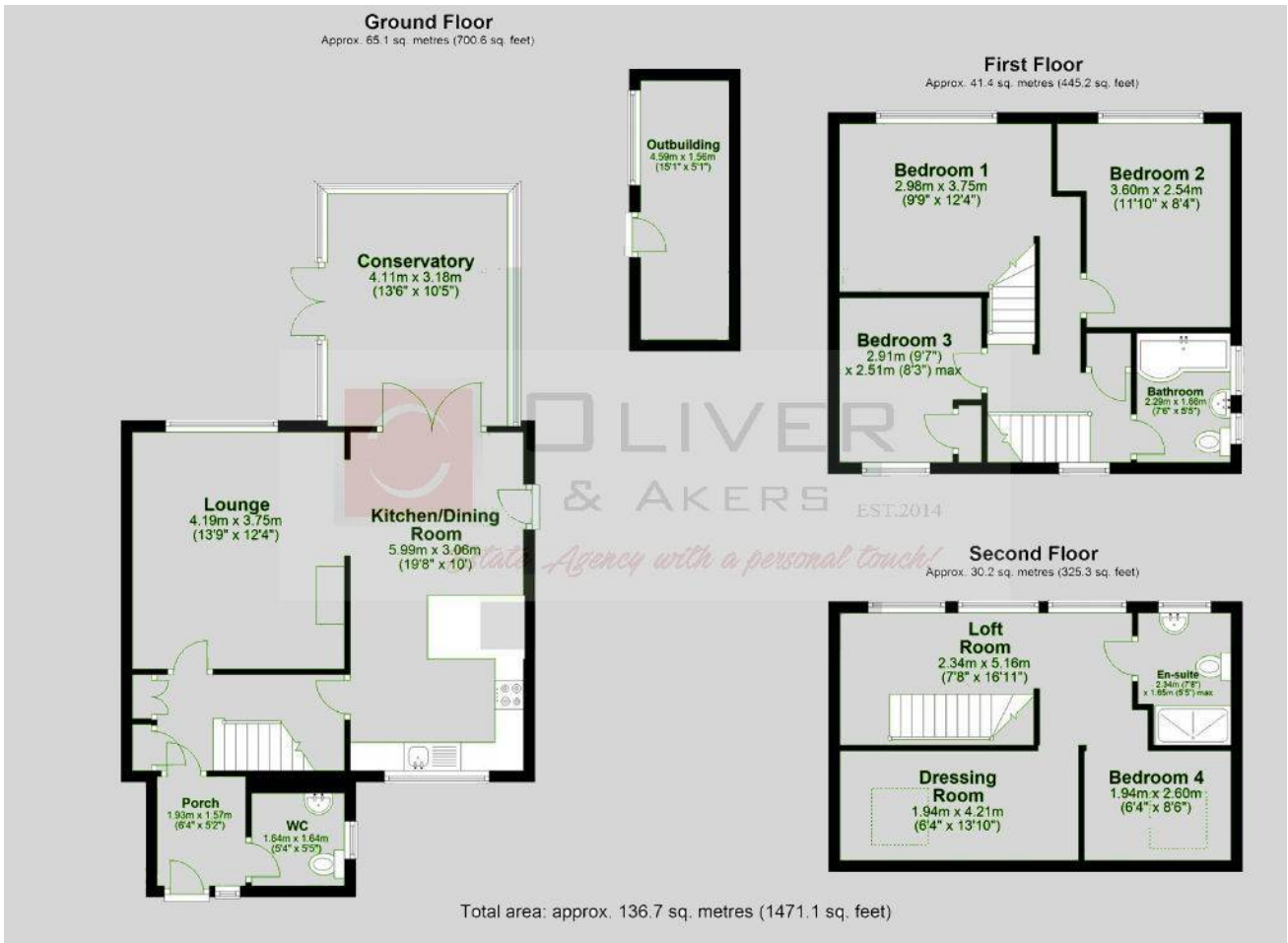
Bedroom Four **8'6" x 6'4" (2.59m x 1.93m)**

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	

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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.