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Estate Agency with a personal touch!

Charwood Close, Porters Park, Shenley, Herts, WD7



A detached FAMILY HOME, in EXCESS OF 2,000 sqft, this FIVE bedroom property is tucked away within this very sought after cul-de-sac at the 'Top End' of Porters Park. Offered CHAIN FREE this property does require some modernisation but has the scope to be an AMAZING HOME! Within easy access of all local amenities including schools, parks and nearby Radlett.

- **Five Bedrooms**
- **Three Bathrooms**
- **Three Reception Rooms**
- **Integral Garage**
- **Kitchen/Breakfast Room**
- **Detached**
- **Driveway**
- **Private Rear Garden**

£1,095,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge Area **25'5" x 11'5" (7.75m x 3.48m)(Max Points)**

Dining Area **11'3" x 9'7" (3.43m x 2.92m)**

Kitchen/Breakfast Room **22'2" x 10'6" (6.76m x 3.20m)**

Utility Room **9'9" x 7'3" (2.97m x 2.21m)(Max Points)**

Television/Playroom **15'2" x 12'10" (4.62m x 3.91m)(Max Points)**

Stairs To First Floor

Landing

Master Bedroom **14'6" x 14'0" (4.42m x 4.27m)(Max Pts)**

Dressing Area **9'1" x 7'8" (2.77m x 2.34m)(Max Points)**

En-Suite Bathroom

Bedroom Two **15'6" x 10'8" (4.72m x 3.25m)**

En-Suite Shower

Bedroom Three **14'7" x 11'8" (4.45m x 3.56m)**

Bedroom Four **11'6" x 9'1" (3.51m x 2.77m)**

Bedroom Five **8'5" x 7'4" (2.57m x 2.24m)**

Family Bathroom **6'4" x 5'7" (1.93m x 1.70m)**


Exterior


Rear Garden

Garage

Garden



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		
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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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- (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.
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