



OLIVER

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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

£599,950 Freehold

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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

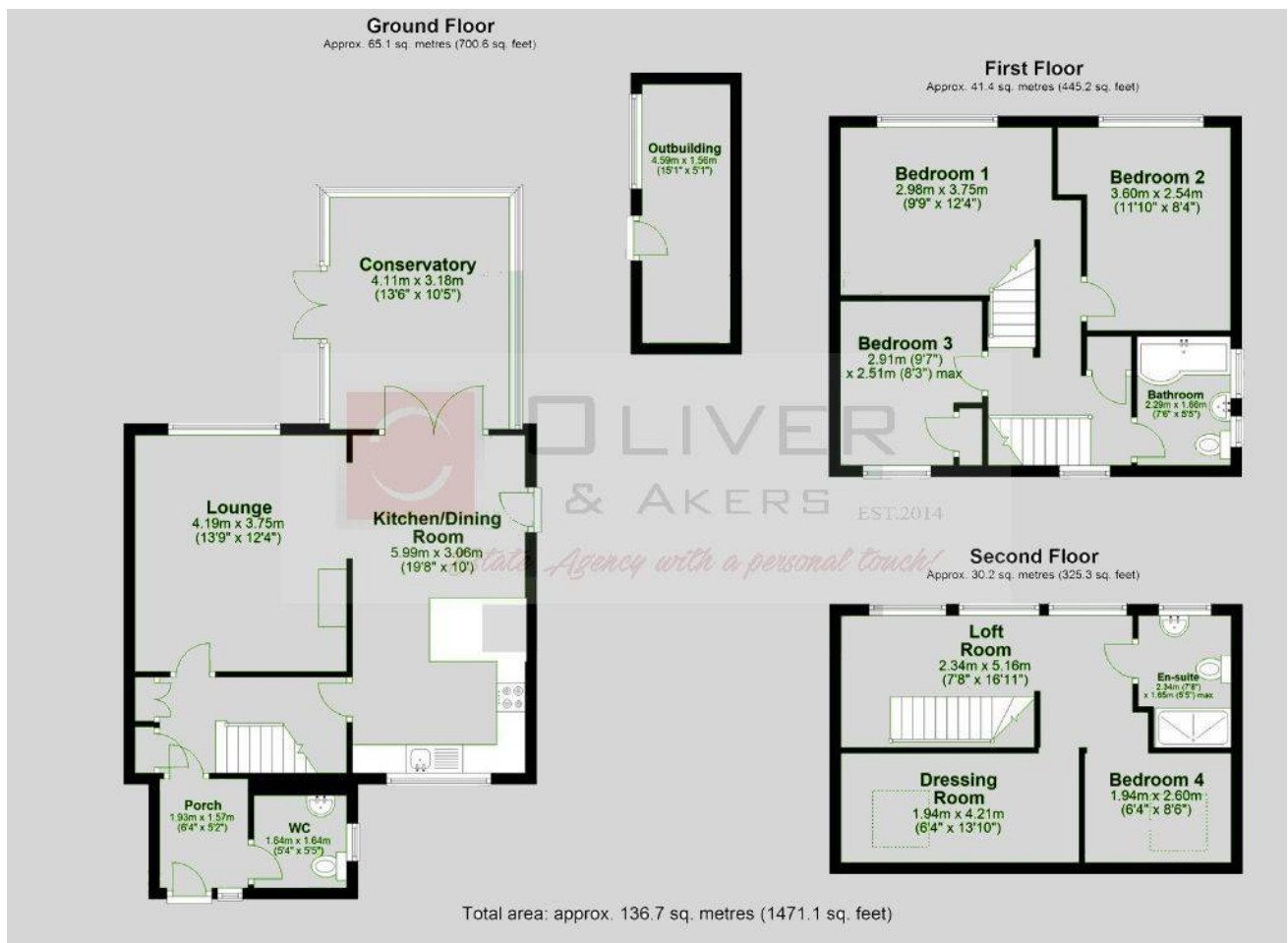
Bedroom Four 8'6" x 6'4" (2.59m x 1.93m)

Exterior

Rear Garden

Driveway





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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

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.