



OLIVER

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Estate Agency with a personal touch!

Charwood Close, Porters Park, Shenley, Herts, WD7



FOUR BEDROOMS and THREE RECEPTION ROOMS!! This 'Crest' detached family home is located at the 'Top End' of Porters Park, giving very easy access to all local amenities including schools, shops, motorway links and SHENLEY PARK.

- Lounge
- Dining Room
- Playroom
- Kitchen/Breakfast Room
- Utility & Guest WC
- Four Bedrooms
- Two Bathrooms
- Driveway & Garden

£875,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge **15'1" x 11'10" (4.60m x 3.61m)**

Dining Room **10'9" x 9'8" (3.28m x 2.95m)**

Kitchen/Breakfast Room **11'9" x 9'7" (3.58m x 2.92m)**

Utility Room

Playroom **17'0" x 8'0" (5.18m x 2.44m)**

Stairs To First Floor

Landing

Bedroom One **14'3" x 12'10" (4.34m x 3.91m)**

En-Suite

Bedroom Two **13'11" x 9'0" (4.24m x 2.74m)**

Bedroom Three **11'2" x 9'0" (3.40m x 2.74m)**

Bedroom Four **8'9" x 7'6" (2.67m x 2.29m)**

Family Bathroom

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		
(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.