



OLIVER

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Estate Agency with a personal touch!

Fielders Way, Porters Park, Shenley, Herts, WD7



Located at the 'TOP END' of Porters Park is this two DOUBLE BEDROOM property with GUEST CLOAKROOM and CONSERVATORY. Offered CHAIN FREE this home is ideally situated within very easy walking distance of local shops, parks and schools.

- Lounge/Diner
- Kitchen
- Guest Cloakroom
- Conservatory
- Two DOUBLE Bedrooms
- Shower Room
- Rear Garden
- OSP

£425,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Kitchen 9'11" x 5'8" (3.02m x 1.73m)

Lounge/Diner 15'9" x 12'0" (4.80m x 3.66m)

Conservatory 9'9" x 9'6" (2.97m x 2.90m)

Stairs To First Floor

Landing

Bedroom One 10'3" x 10'1" (3.12m x 3.07m)(Exc Wardrobes)

Bedroom Two 9'11" x 9'6" (3.02m x 2.90m)(Exc Wardrobes)

Shower Room

Exterior

Garden

Off Street Parking

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		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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.