

Estate Agency with a personal touch!

New Road, Shenley, Herts, WD7



Situated in ONE OF SHENLEY'S PREMIER ROADS, within the "HEART" OF THE VILLAGE. This FOUR BEDROOM SEMI- DETACHED HOME is OFFERED CHAIN FREE! In NEED OF WORK THROUGHOUT, this property boasts a GENEROUS GARDEN and OFF STREET PARKING. Call SOLE AGENTS OLIVER AND AKERS for further details.

- Four BedroomsGreat Location!
- **Two Receptions**
- **Generous Garden**
- Semi-Detached
 Off Street Parking

 - In Need of Work
 - Chain Free!

£499,950 Freehold

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Accommodation Comprises

Entrance Porch

Lounge 11'11" x 11'10" (3.63m x 3.61m)

Dining Room 12'9" x 11'10" (3.89m x 3.61m)

Kitchen 10'5" x 6'9" (3.18m x 2.06m)

Ground Floor Bathroom

Stairs to First Floor

First Floor Landing

Bedroom One 11'10" x 11'10" (3.61m x 3.61m)

Bedroom Three 13'10" x 6'10" (4.22m x 2.08m)

Bedroom Four 9'1" x 6'0" (2.77m x 1.83m)

Stairs to Second Floor

Bedroom Two 13'10" x 10'5" (4.22m x 3.18m) (Max Points)

Exterior

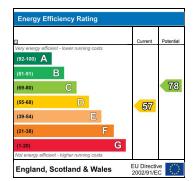
Rear Garden

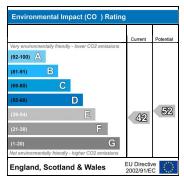
Front Garden

Parking



Total area: approx. 94.8 sq. metres (1020.2 sq. feet)





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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.