



# OLIVER

& AKERS EST.2014

*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.

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	52
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.