



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!**

£475,000 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

Ground Floor
Approx. 44.8 sq. metres (481.9 sq. feet)



First Floor
Approx. 38.3 sq. metres (412.1 sq. feet)



Second Floor
Approx. 11.7 sq. metres (126.2 sq. feet)



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	78
(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		42	52
(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.