



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Rectory Lane, Shenley, Herts, WD7



Offered CHAIN FREE, this STUNNING, Four bedroom DETACHED family home is located in the 'HEART' of Shenley Village and having the benefit of backing onto open grazing land. Kept in showhome condition throughout and within easy access of all local amenities, including schools, shops and nearby motorway links.

- Four Bedrooms
- Two Bathrooms
- Stunning Condition
- Lounge
- Kitchen / Diner
- Private Rear Garden
- Garage & Driveway
- Offered Chain Free

Offers in excess of £1,000,000 Freehold

Rectory Lane, Shenley, Herts, WD7

Accommodation Comprises

Entrance Hall

Guest WC

Lounge 21'4" x 12'5" (6.50m x 3.78m)

Kitchen/Diner 20'8" x 19'2" (6.30m x 5.84m)(Max Points)

Stairs To First Floor

Landing

Bedroom One 16'3" x 12'8" (4.95m x 3.86m)

En-Suite Bathroom

Bedroom Two 14'6" x 10'0" (4.42m x 3.05m)

Bedroom Three 12'8" x 8'7" (3.86m x 2.62m)

Bedroom Four 9'3" x 8'7" (2.82m x 2.62m)

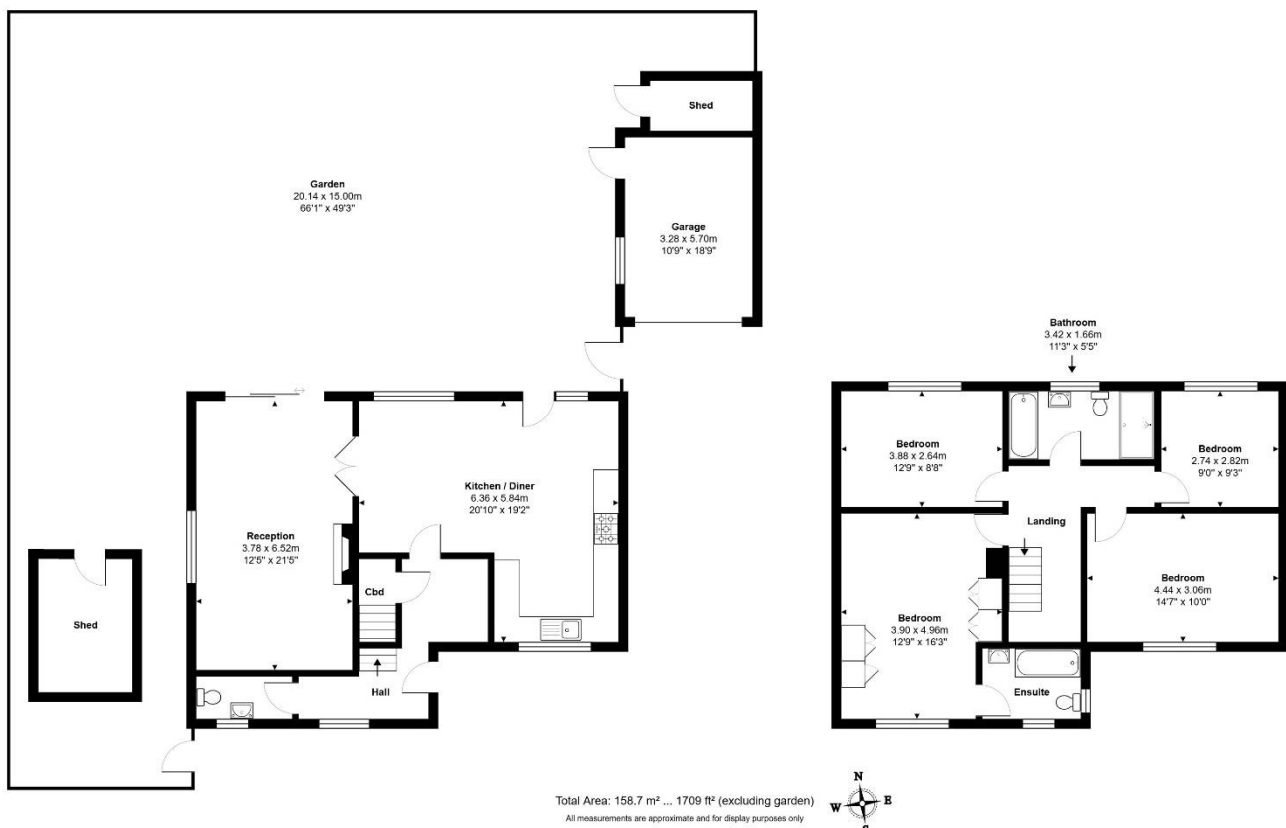
Family Bathroom 11'2" x 5'4" (3.40m x 1.63m)

Exterior

Private Rear Garden

Garage & Own 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	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

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.