

Oliver & Akers

Trafford Close, Porters Park, Shenley, Hertfordshire, WD7



The ONLY two bedroom DETACHED property on PORTERS PARK! This unique property was built as the original show home. Sitting on a nice corner plot with rear parking and a pretty rear garden. Ideally located within easy access of all local amenities, including shops, parks and nearby motorway links.

- **Detached Home**
- **Two Bedrooms**
- **Kitchen/Diner**
- **Pretty Rear Garden**
- **Two Parking Spaces**
- **Lounge**

£475,000 Freehold

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Accommodation Comprises

Entrance Lobby

Lounge 4.47m x 2.79m (14'8" x 9'2")

Kitchen/Diner 3.84m x 2.34m (12'7" x 7'8")

Stairs To First Floor

Landing

Bedroom One 3.86m x 2.77m (12'8" x 9'1")

Bedroom Two 3.45m x 2.03m (11'4" x 6'8")

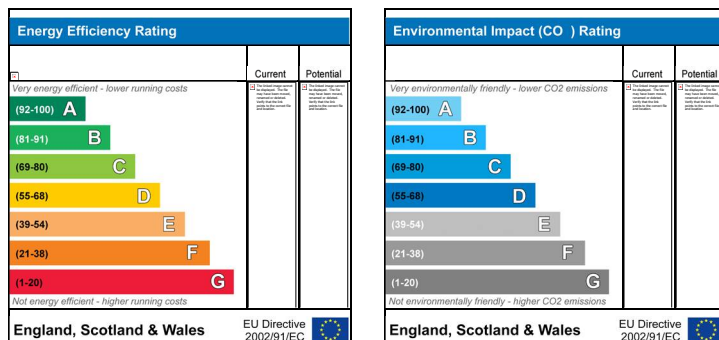
Shower Room

Exterior

Rear & Side Garden

Own Parking





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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.