

**OLIVER
& AKERS**

EST.2014

Estate Agency with a personal touch!

New Road, Shenley, Herts, WD7



Offered CHAIN FREE is this 'CHARACTER' cottage set within the 'HEART' of SHENLEY VILLAGE. Built in 1901 and named 'Ebenezer Cottage' this home has previously been extended but still has FURTHER SCOPE (STPP). Within a short level walk of local shops, pubs and restaurants.

- **Lovely Village Location**
- **Off Street Parking**
- **Two Reception Rooms**
- **Utility Room & Guest WC**
- **Two Double Bedrooms**
- **Large Upstairs Bathroom**
- **Private Rear Garden**
- **Chain Free!**

£479,950 Freehold

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Accommodation Comprises

Entrance porch

Lounge 12'0" x 11'10" (3.66m x 3.61m)

Dining Room 11'11" x 11'9" (3.63m x 3.58m)

Kitchen 12'9" x 6'10" (3.89m x 2.08m)

Utility Room 11'10" x 4'7" (3.61m x 1.40m)

Guest Cloakroom

Landing

Bedroom One 11'11" x 11'10" (3.63m x 3.61m)

Bedroom Two 11'10" x 8'7" (3.61m x 2.62m)

Bathroom 12'9" x 6'10" (3.89m x 2.08m)

Exterior

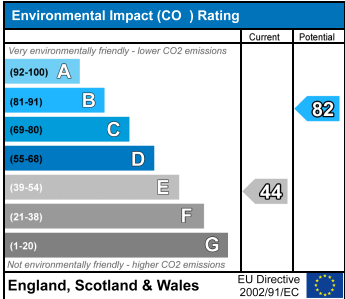
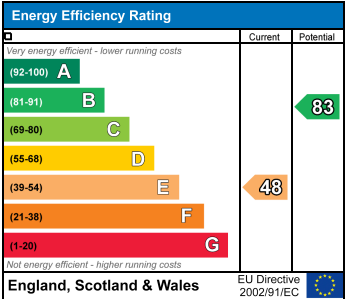
Rear Garden

Own Driveway





This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon
Plan produced using PlanUp.



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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

In accordance with the property Misdescription Act (1991) we have prepared this information as a general guide to give a broad description of the property. it is not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.