

**AITCHISONS** 

selling homes since 1935

Harper Lane, Shenley, WD7 9HA

Guide Price £475,000 Freehold

selling homes since 1935



Set back from the road in a PRIVATE cul de sac is this lovely COUNTRY STYLE TERRACED COTTAGE. Accommodation comprises TWO DOUBLE bedrooms, bathroom, kitchen / diner and spacious living room.

Accessed via a graveled driveway the property has allocated parking for two vehicles in a car port and benefits from a gorgeous garden to the front of the property. Private and secluded and close to the local amenities of Shenley, Radlett and St Albans.

London Colney shopping park is also close at hand, within a five minute drive. Shops include a Marks & Spencer, Waitrose, Next, Boots, TK Max and opening soon a Puregym.

An immediate viewing is strongly recommended.

EPC Rating Band C Council tax band E / St.Albans

■ Two Bedroom Cottage ■ Full Of Character ■ Spacious
Reception ■ Fitted Kitchen ■ Carport ■ Private Cul-Se-Sac ■ Council tax band E / St.Albans ■ EPC C

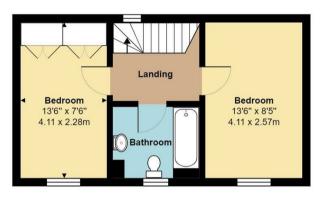




## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.





Ground Floor Area: 325 ft<sup>2</sup> ... 30.2 m<sup>2</sup>



First Floor Area: 332 ft² ... 30.9 m²

Total Area: 657 ft<sup>2</sup> ... 61.1 m<sup>2</sup>

All measurements are approximate and for display purposes only

## **VIEWING**

Strictly by appointment with Aitchisons

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Ref: SHP00700

## IMPORTANT NOTICE

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EPC Rating

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299 Watling Street, Radlett, WD17 7LA

'Your home is our business'