

**NEW**



**AITCHISONS**

*selling homes since 1935*

Harper Lane, Shenley, WD7 9HA

Guide Price £475,000 Freehold



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 ft<sup>2</sup> ... 30.9 m<sup>2</sup>

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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Email: [office@aitchisonsradlett.co.uk](mailto:office@aitchisonsradlett.co.uk)

Website: [aitchisonsradlett.co.uk](http://aitchisonsradlett.co.uk)

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Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

**EPC Rating C**

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