

# Newcome Road

Shenley, WD7 9EH





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Guide Price £615,000

- No Upper Chain
- Four Bedroom
- Semi Detached
- Two Bathrooms & Separate WC
- Loft Conversion
- Large Rear Garden
  - Driveway
- Open Planned Kitchen/Dining Area
  - Lounge
  - Outbuilding







# Newcome Road

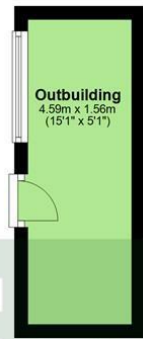
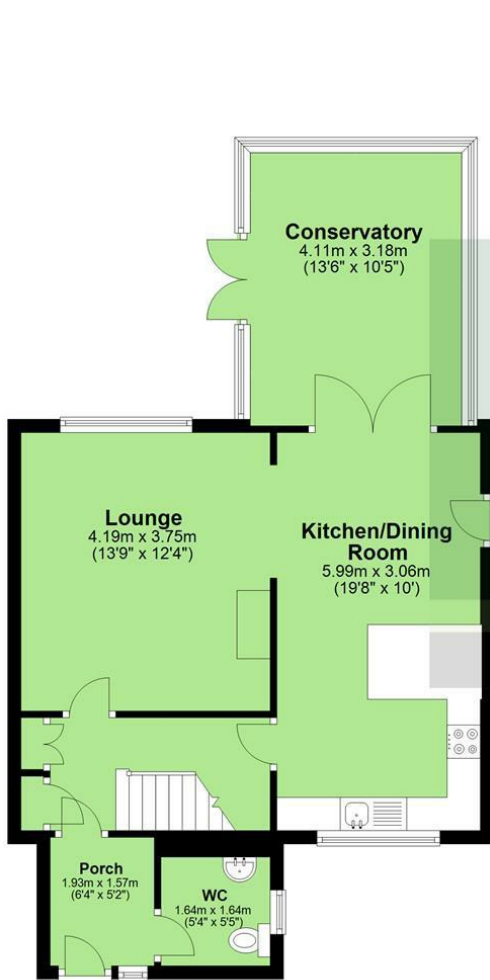
Shenley, WD7 9EH

Available with no upper chain! JW & Co. are proud to offer this four bedroom semi detached property located along Newcome Road, Shenley. The property has been vastly improved by the current owners, mainly with the loft conversion which creates additional bedroom, en suite and more space, as opposed to original properties nearby. Internally the property also comprises; porch, downstairs WC, kitchen/dining area, lounge area, conservatory and family bathroom.

Outside you benefit from a large private rear garden, with decking area, additional storage, and outbuilding. To the front of the property you have a generously sized driveway.



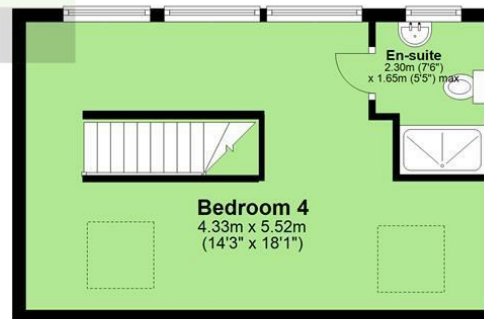
**Ground Floor**  
Approx. 65.1 sq. metres (700.6 sq. feet)



**First Floor**  
Approx. 41.4 sq. metres (445.2 sq. feet)



**Second Floor**  
Approx. 29.9 sq. metres (322.3 sq. feet)



Total area: approx. 136.4 sq. metres (1468.1 sq. feet)



**JW&Co St Albans**  
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- Porch**  
6'3" x 5'1" (1.93 x 1.57)
- WC**  
5'4" x 5'4" (1.64 x 1.64)
- Entrance Hallway**
- Lounge**  
13'8" x 12'3" (4.19 x 3.75)
- Kitchen/Dining Room**  
19'7" x 10'0" (5.99 x 3.06)
- Conservatory**  
13'5" x 10'5" (4.11 x 3.18)
- Stairs Leading to First Floor Landing**
- Bedroom One**  
9'9" x 12'3" (2.98 x 3.75)
- Bedroom Two**  
11'9" x 8'3" (3.60 x 2.54)
- Bedroom Three**  
9'6" x 8'2" (2.91 x 2.51)
- Bathroom**  
7'6" x 5'5" (2.29 x 1.66)
- Stairs Leading to Second Floor**
- Loft Room**  
7'8" x 16'11" (2.34 x 5.16)
- Bedroom Four**  
6'4" x 8'6" (1.94 x 2.60)
- Dressing Room**  
6'4" x 13'9" (1.94 x 4.21)
- En Suite**  
7'8" x 5'4" (2.34 x 1.65)
- Council Tax Band**  
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		61	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		England & Wales	

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