

# Newcome Road

Shenley, WD7 9EH





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Guide Price £599,950

- 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

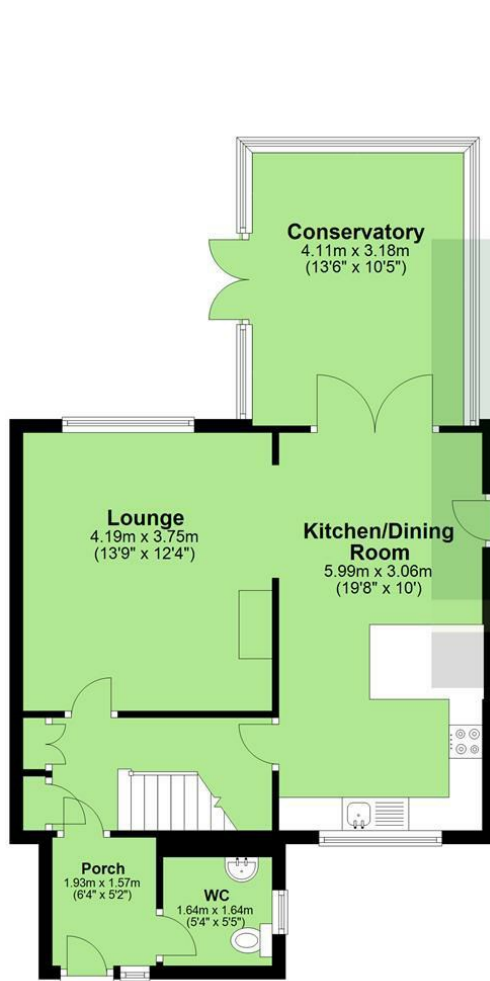
Available with no upper chain! JW & Co. are proud to offer this four bedroom semi detached property located along Newcome Road, Shenley. The property has been vastly improved by the current owners, mainly with the loft conversion which creates additional bedroom, en suite and more space, as opposed to 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)



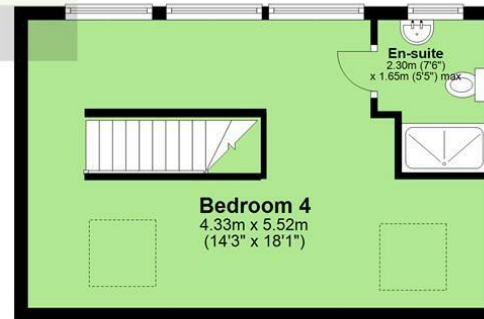
## First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)

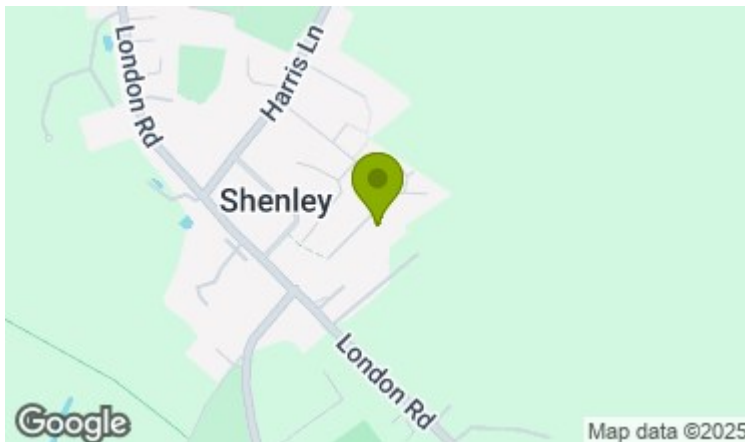


## Second Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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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

### A.M.L Identity Verification

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + vat per person applies for this service.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure 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 (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.