



Detached Home

Two Bedrooms

Kitchen/Diner

Lounge

Pretty Rear Garden

Two Parking Spaces



Oliver  
& Akers

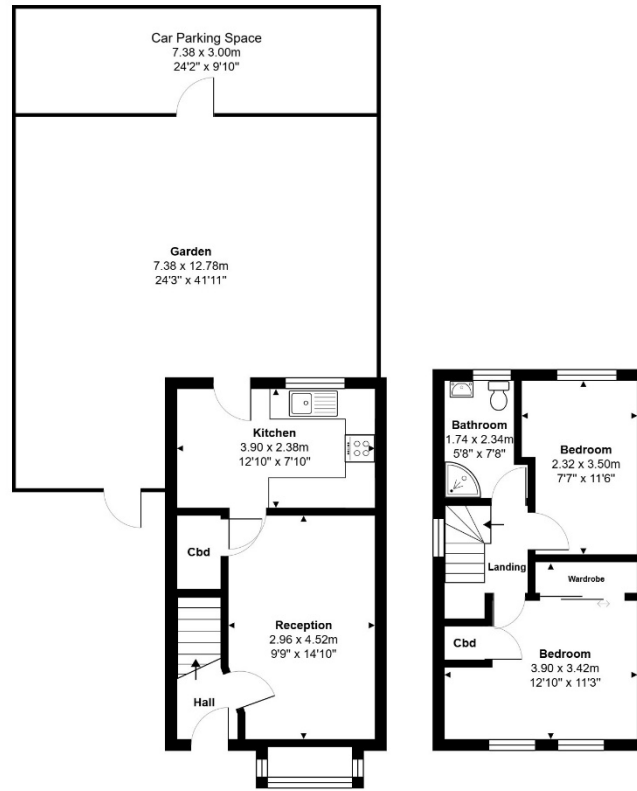
01727 580085

1 Trafford Close, Porters Park, Shenley, WD7 9HU

£465,000

[www.oliverandakers.com](http://www.oliverandakers.com)

The ONLY two-bedroom DETACHED property on PORTERS PARK! This unique property was built as the original show home. Sitting on a nice corner plot with rear parking and a pretty rear garden. Ideally located within easy access of all local amenities, including shops, parks and nearby motorway links.



Total Area: 55.4 m<sup>2</sup> ... 596 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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