

**Green Street, Shenley, Hertfordshire, WD7**



Set on a VERY GENEROUS plot is this FOUR BEDROOM detached BUNGALOW with SWIMMING POOL and a DETACHED home office/annex!! With great scope for extension (STPP) this property is a ONE OFF! Located ideally on the fringes of Shenley, giving easy access to all local amenities.

- 30ft Lounge/Diner
- Kitchen/Breakfast Room
- Four Bedrooms
- Two Full Bathrooms
- Swimming Pool
- Very Generous Gardens
- Parking
- Detached Office/Annexe

**£1,295,000 Freehold**

# Green Street, Shenley, Hertfordshire, WD7

## Accommodation Comprises

### Entrance Hall

Lounge/Diner **9.52m x 4.78m (31'3" x 15'8")**

Kitchen/Breakfast Room **4.72m x 4.11m (15'6" x 13'6")**

Bedroom One **4.72m x 4.67m (15'6" x 15'4")**

En-Suite Bathroom **2.90m x 1.96m (9'6" x 6'5")**

Bedroom Two **4.32m x 3.71m (14'2" x 12'2")**

Bedroom Three **3.45m x 2.90m (11'4" x 9'6")**

Bedroom Four **4.27m x 2.16m (14' x 7'1")**

### Bathroom

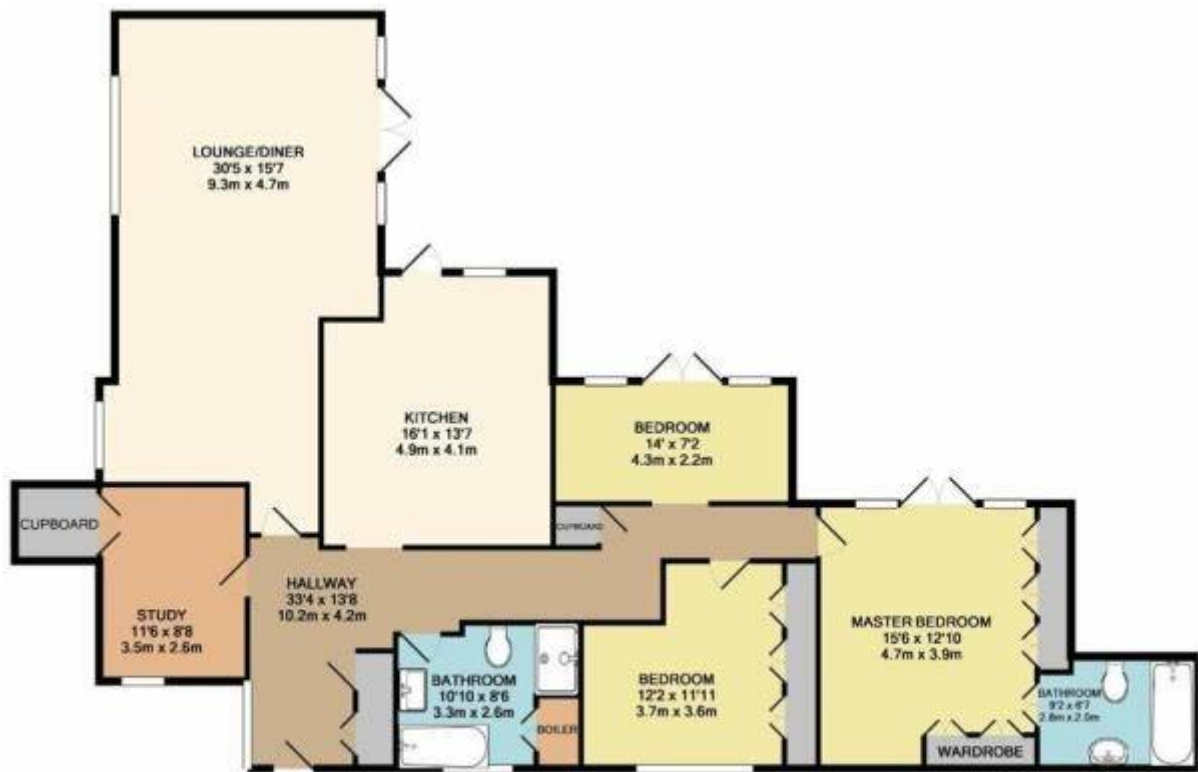
### Exterior

### Generous Gardens

### Swimming Pool

Detached Office/Annex **(35' x 12' approx)**





TOTAL APPROX. FLOOR AREA 1590 SQ. FT. (147.7 SQ. M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix iG2018

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>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.