



Very Private Location

Four Bedrooms

Three Bathrooms

Balcony

Utility Room

Large Lounge

Oliver  
& Akers

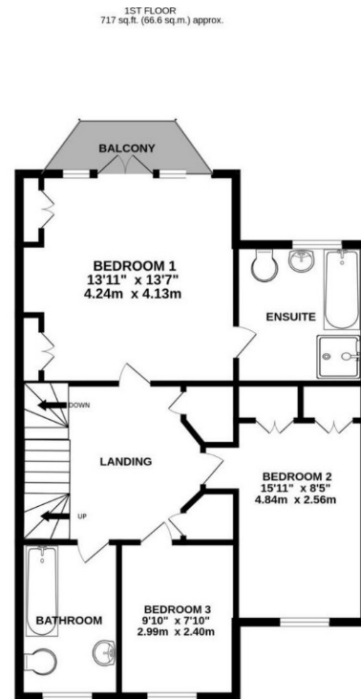
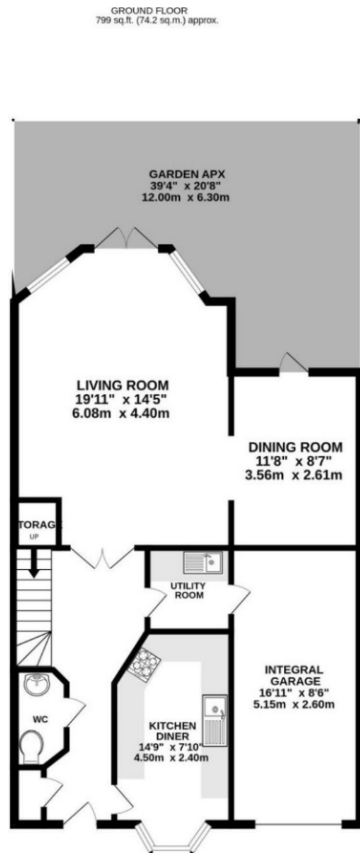
01727 580085

18 The Lawns, Porters Park, Shenley, WD7 9EZ

£850,000

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

One of the most sought-after locations in Shenley, is 'The Lawns', set behind wrought iron gates. This spacious, FOUR BEDROOM, THREE BATHROOM home BACKS DIRECTLY ONTO SHENLEY PARK! With scope to extend into the garage (subject to the necessary permissions), this property is within easy access of local schools, shops, parks and motorway links.



TOTAL FLOOR AREA : 1861 sq.ft. (172.9 sq.m.) approx.

### 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>	74	82
(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



Oliver  
& Akers

01727 580085

18 The Lawns, Porters Park, Shenley, WD7 9EZ

£850,000

www.oliverandakers.com