

## Blenheim Mews, Porters Park, Shenley, Hertfordshire, WD7



Set behind 'PRIVATE GATES' is this, **THREE**, double bedroom **FAMILY HOME!** Located within the 'Shenley Tower Blenheim Mews' development this very well-presented property is a short walk to local shops and parks. Also, easy access to nearby motorway links and Radlett train station.

- **Family/Playroom**
- **Kitchen/Breakfast Room**
- **Guest Cloakroom**
- **Three Bedrooms**
- **Two Bathrooms**
- **Lounge**
- **Secure Underground Parking**
- **South West Facing Garden**

**£625,000 Freehold**

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## Accommodation Comprises

Entrance Hall

Guest Cloakroom

Kitchen/Breakfast Room **4.52m x 3.73m (14'10" x 12'3") Max Points**

Family/Play **4.05m x 2.62m (13'3" x 8'7")**

Stairs To First Floor

Lounge **4.52m x 4.37m (14'10" x 14'4")**

Bedroom Two **4.52m x 4.52m (14'10" x 14'10") Max Points**

Family Bathroom

Stairs To Second Floor

Master Bedroom **4.52m x 3.10m (14'10" x 10'2")**

En-Suite Shower Room

Bedroom Three **4.52m x 3.78m (14'10" x 12'5") Max Points**

Exterior

South West Facing Garden

Secure Parking





This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<small>3</small> <small>2</small> <small>1</small> <small>0</small>	<small>3</small> <small>2</small> <small>1</small> <small>0</small>
(92-100) 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		
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		<small>3</small> <small>2</small> <small>1</small> <small>0</small>	<small>3</small> <small>2</small> <small>1</small> <small>0</small>
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**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

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

**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (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.
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