



OLIVER

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Estate Agency with a personal touch!

Newcome Road, Shenley, Herts, WD7



Set in the 'HEART' of Shenley Village is this TWO bedroom end of terrace home with STUDY, located ideally within walking distance of all amenities including shops, parks and schools. Offered CHAIN FREE and with potential to improve and extend (STPP).

- End Of Terrace
- Lounge/Diner
- Kitchen
- Three Bedrooms
- Study
- Shower Room
- OWN Driveway
- Rear Garden

£475,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge/Diner **22'7" x 10'9" (6.88m x 3.28m)(Into Bay)**

Kitchen **8'11" x 6'4" (2.72m x 1.93m)**

Stairs To First Floor

Landing

Bedroom One **12'5" x 10'1" (3.78m x 3.07m) (Into Bay)**

Bedroom Two **10'0" x 9'6" (3.05m x 2.90m)(Exc Wardrobes)**

Study **6'3" x 5'9" (1.91m x 1.75m)**

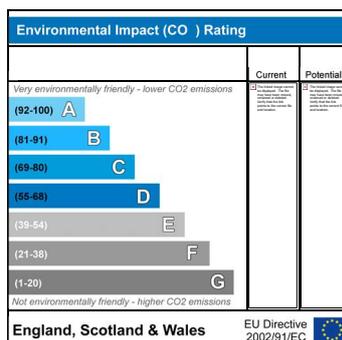
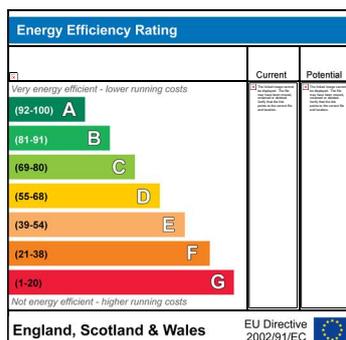
Shower Room

Exterior

Rear Garden
With Garden Room

OWN Driveway





Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.