



OLIVER

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Estate Agency with a personal touch!

Juniper Gardens, Porters Park, Shenley, Herts, WD7



Located in an enviable location on Porters Park is this FOUR bedroom, THREE RECEPTION FAMILY HOME. With a PRIVATE REAR garden and very easy access to SHENLEY PARK, this fantastic property is also within walking distance of local shops, schools and parks.

- **FOUR Bedrooms**
- **TWO Bathrooms**
- **THREE Reception Rooms**
- **Kitchen & Utility Room**
- **Private Rear Garden**
- **Driveway**
- **Garage**
- **Chain Free!**

OFFERS IN EXCESS OF £1,000,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Lounge Area **18'2" x 11'0"** (5.54m x 3.35m)

Dining Area **13'10" x 11'3"** (4.22m x 3.43m)(Max Points)

Family Room **12'7" x 8'4"** (3.84m x 2.54m)

Study **10'7" x 6'10"** (3.23m x 2.08m)

Kitchen/Breakfast Room **19'3" x 13'10"** (5.87m x 4.22m)

Utility Room **8'6" x 7'10"** (2.59m x 2.39m)

Stairs To First Floor

Bedroom One **14'5" x 11'3"** (4.39m x 3.43m)

En-Suite Bathroom

Bedroom Two **14'10" x 10'9"** (4.52m x 3.28m)

Bedroom Three **11'9" x 10'9"** (3.58m x 3.28m)

Bedroom Four **10'7" x 8'4"** (3.23m x 2.54m)(Exc Wardrobes)

Family Bathroom

Exterior

Private Rear Garden

Front Garden

Driveway

Garage





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.
- (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.