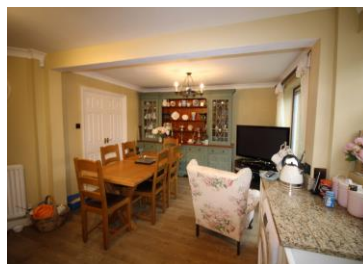


Southerton Way, Shenley, WD7

£725,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

An opportunity to acquire this four bedroom two bathroom detached family residence situated in a popular residential close on the sought after Porters Park development conveniently located for all local shopping/transport facilities. The property also benefits from being in the catchment area and within walking distance to Clore Shalom School. The property is being offered in good decorative order and benefits from: double glazed windows, gas fired heating to radiators, guest cloakroom, lounge/dining room, fully fitted kitchen/breakfast room, master bedroom with en suite shower room. three further bedrooms, family bathroom, secluded rear garden, detached garage approached via own driveway with off street parking.

Double Glazed Windows

Secluded Rear Garden

Fully Fitted Kitchen/Breakfast Room

En Suite Shower Room

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Fully Fitted Kitchen/Breakfast Room

En Suite Shower Room

Secluded Rear Garden

Tenure: Freehold

Council Tax: F

Local Authority: Hertsmere Borough Council

EPC Rating:

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.