



**10 Madresfield Court, Shenley
Hertfordshire WD7 9JR
Guide Price £575,000**

Offered for sale is this well presented three bedroom, two bathroom house located in a small cul-de-sac and backing onto greenbelt. In excellent decorative order the property benefits from recently updated kitchen and bathrooms and the addition of a conservatory offering additional downstairs living accommodation. Upstairs offers three bedrooms, family bathroom and ensuite shower room and dressing area to the master bedroom..

Well maintained, the property also benefits from a downstairs wc, uninterrupted countryside views to the rear and a driveway for two cars. There is also planning permission in place for a loft conversion until August 2024.

Immediate viewing is strongly recommended. Energy Rating Band D.



Entrance Hall

Laminate wood effect flooring, door to lounge, stairs to landing.

Lounge Diner

22'8 x 9'11 (6.91m x 3.02m)

Laminate wood effect flooring, bay window to front aspect, television and telephone points, built in under stairs storage cupboard, door to kitchen, opening to conservatory.

Conservatory

11'10 x 9'2 (3.61m x 2.79m)

Laminate flooring, double doors to rear garden.

Kitchen

11'8 x 7'11 & 9'8 x 7'10 (3.56m x 2.41m & 2.95m x 2.39m)

Partly converted garage, vinyl flooring, door to rear garden, extensive range of fitted wall and base units, fitted oven with four ring gas hob and extractor hood above, space for American style fridge freezer, recess and plumbing for dishwasher and washing machine, space for tumble dryer on top, inset one and a half bowl sink unit with mixer tap and drainer, door to front part of garage (7' in length) which offers storage, door to downstairs cloakroom.

Downstairs Cloakroom

Vinyl flooring, window to rear aspect, low level WC, wall mounted hand wash basin with mixer tap and vanity unit below.

Landing

Fitted carpet, built in airing cupboard with additional shelving, loft access via hatch, doors to all bedrooms and family bathroom.

Bedroom One

10'10 x 9'11 (3.30m x 3.02m)

Fitted carpet, window to front aspect, telephone point, two built in double wardrobes with glass sliding doors, door to en-suite shower room.

En-suite Shower Room

Ceramic tiled flooring, window to front aspect, fully tiled walls, low level WC, hand wash basin with mixer tap and vanity unit below, fully tiled shower cubicle with square shower head and additional hand shower attachment with mixer tap, extractor fan, loft access via hatch, range of wall mounted fitted glass fronted storage units.

Bedroom Two

9'6 x 7'11 (2.90m x 2.41m)

Fitted carpet, window to rear aspect, range of fitted storage including a wardrobe, side unit and overhead storage.

Bedroom Three

8'11 to front of wardrobe x 6'6 (2.72m to front of wardrobe x 1.98m)

Fitted carpet, window to rear aspect, built in wardrobe with over head storage.

Family Bathroom

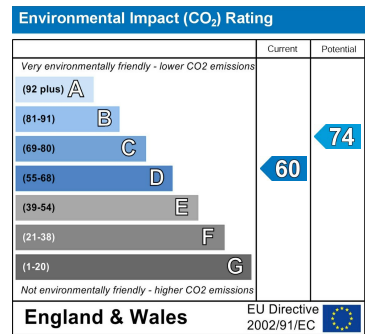
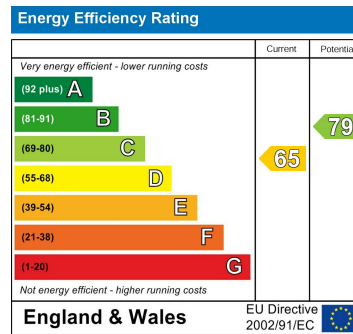
Ceramic tiled flooring, window to rear aspect, fully tiled walls, low level WC, hand wash basin with mixer tap and vanity unit below, panel enclosed bath with mixer tap and hand shower attachment, extractor fan, wall mounted heated towel rail.

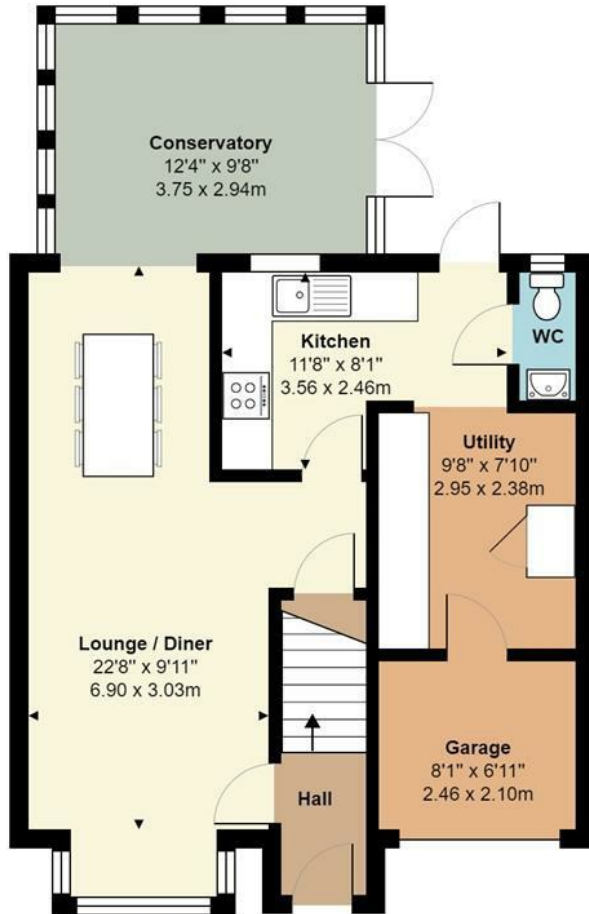
Rear Garden

Backing onto woodland with gated access, decking area with external tap and lighting, split level lawn, shed at the bottom.

Parking

Allocated spaces for two cars in front of the property





Ground Floor
Area: 668 ft² ... 62.0 m²



First Floor
Area: 434 ft² ... 40.4 m²

Total Area: 1102 ft² ... 102.4 m²

All measurements are approximate and for display purposes only