



**12 Halliday Close, Shenley  
Herts WD7 9JZ  
Guide Price £435,000**

Offered for sale CHAIN FREE is this delightful naturally bright end of terrace two bedroom house in Porters Park.

Accommodation comprises two double bedrooms, family bathroom (with window), spacious living room, fully fitted kitchen and a conservatory.

In excellent decorative order, the property also benefits from a well maintained west facing level garden (with gated rear access), two allocated off street parking spaces and lovely views from upstairs.

Situated close to all local amenities including Shenley Park, schools, shops and travel links immediate viewing is strongly recommended. Please call to arrange your viewing appointment!

EPC Rating Band C.

Service charge for the road is £31.15 per month



## Front Porch

## Lounge

17'5 x 12'3 at max points (5.31m x 3.73m at max points)

## Kitchen Diner

12'3 x 8'11 (3.73m x 2.72m)

## Conservatory

10'10 x 9'4 (3.30m x 2.84m)

## Landing

## Bedroom One

12'3 x 8'11 excluding wardrobe (3.73m x 2.72m excluding wardrobe)

## Bedroom Two

12'3 x 8'4 (3.73m x 2.54m)

## Bathroom

## Rear Garden

## Parking

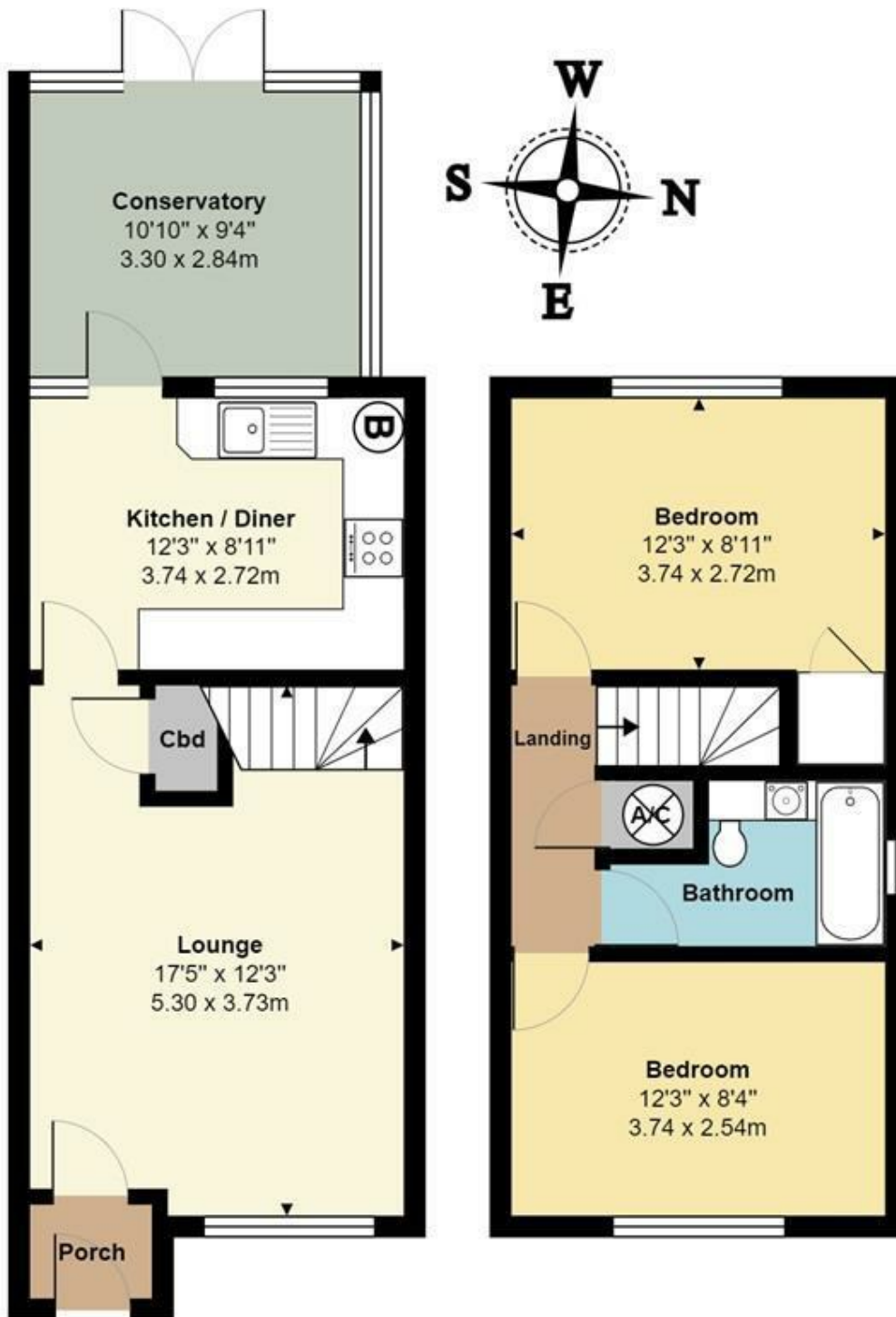
Allocated parking for 2 cars on the road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	69	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	







**Ground Floor**  
 Area: 450 ft<sup>2</sup> ... 41.8 m<sup>2</sup>

**First Floor**  
 Area: 330 ft<sup>2</sup> ... 30.6 m<sup>2</sup>

**Total Area: 779 ft<sup>2</sup> ... 72.4 m<sup>2</sup>**

All measurements are approximate and for display purposes only



20 Andrew Close, Shenley | Herts WD7 9LP  
 Tel: 01923 856464 | Email: info@shenleyestates.com

