



**21 The Lawns, Shenley
WD7 9EZ
Guide Price £1,100,000**

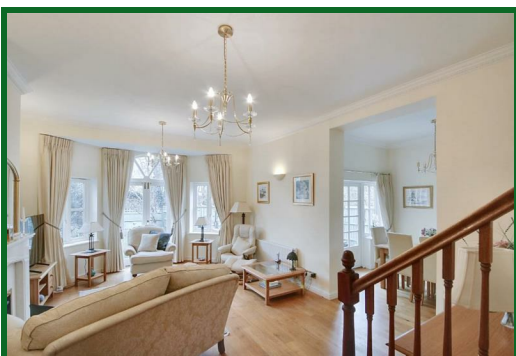
Location, Location, Location! This is an unique opportunity to purchase one of only four of these larger designed corner properties in the prestigious gated development, 'The Lawns' in Porters Park. Offered for sale CHAIN FREE by motivated vendors is this well presented end of terrace town house with accommodation comprising of four bedrooms, three bathrooms (two of which are ensuite), three receptions (living/dining room and study), kitchen dining room with space for a family sized table and downstairs cloakroom.

Backing directly onto Shenley Park, this corner plot benefits from a south-east facing garden and a detached double garage with parking for an additional two cars in front.

Immediate viewing is strongly recommended.

Annual maintenance charge approx £970

EPC Rating Band D.



Entrance Hall

Downstairs WC

Study

7'10 x 6' (2.39m x 1.83m)

Kitchen Diner

15'1 x 11'5 (4.60m x 3.48m)

Living Room

16'10 x 14'4 excluding bay (5.13m x 4.37m excluding bay)

Dining Room

10'3 x 8'2 (3.12m x 2.49m)

Landing

Master Bedroom

14'10 at max points x 13'6 (4.52m at max points x 4.11m)

En-Suite Shower Room

Bedroom Three

13'4 into wardrobes x 8'3 (4.06m into wardrobes x 2.51m)

Bedroom Four

9'10 x 7'9 (3.00m x 2.36m)

Family Bathroom

Landing

Bedroom Two

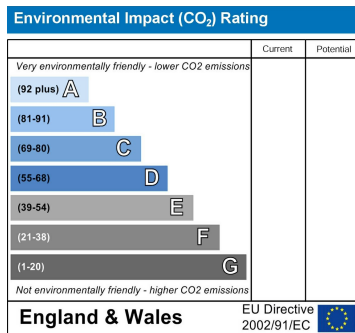
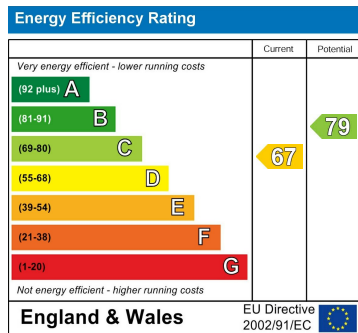
17'10 x 14'4 at max points (5.44m x 4.37m at max points)

En-Suite Bathroom

Double Garage & Driveway

18'7 x 18'2 (5.66m x 5.54m)

Double garage with driveway for 2 cars in front of the property



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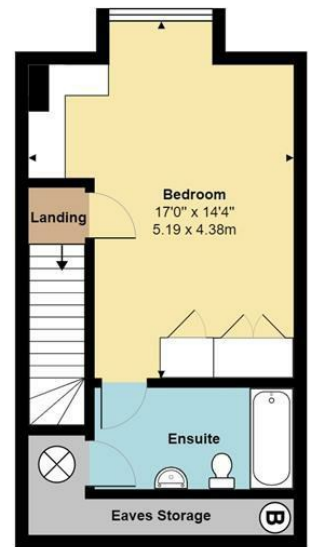




Ground Floor
Area: 773 ft² ... 71.8 m²

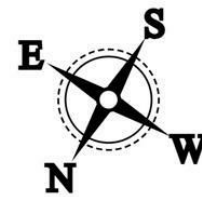


First Floor (Excluding Balcony)
Area: 747 ft² ... 69.4 m²



Second Floor
Area: 380 ft² ... 35.3 m²

Total Area: 1860 ft² ... 172.8 m² (excluding balcony)
All measurements are approximate and for display purposes only



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