



46 King Charles Road, Shenley  
WD7 9HZ  
Guide Price £720,000

Offered for sale is this lovely detached house located on King Charles Road.

Accommodation comprises four bedrooms (three doubles and one single), two bathrooms (including one ensuite shower room), three reception rooms - living room, dining room and an extra room gained from a garage conversion. This space (currently used as a treatment room) could serve well as an extra living room, office or play room.

Built in the mid 1990s by Tay Homes, this property has been a much loved family home and offers the new lucky owners the chance to update it to their own taste factoring in their own needs and requirements.

Situated on a generous plot, this property has a driveway for two vehicles, a lovely rear garden and offers views over the nearby greenbelt.

With a perfect shortcut to the local shops and Shenley village with it's gastropub and Italian restaurant, Shenley Park and other local amenities, the property is very well appointed.



Entrance Hall

Downstairs WC

Lounge

14'1 x 11'7 at max points (4.29m x 3.53m at max points)

Dining Room

9' x 8' (2.74m x 2.44m)

Reception

12'9 x 7'10 (3.89m x 2.39m)

Conservatory

9'10 x 7'3 (3.00m x 2.21m)

Kitchen

9'9 x 9' (2.97m x 2.74m)

Utility Room

9' x 5' (2.74m x 1.52m)

Landing

Master Bedroom

11'7 x 11'5 excluding wardrobe (3.53m x 3.48m excluding wardrobe)

En-Suite Shower Room

Bedroom Two

13'4 x 8'4 (4.06m x 2.54m)

Bedroom Three

11'8 x 8'3 (3.56m x 2.51m)

Bedroom Four

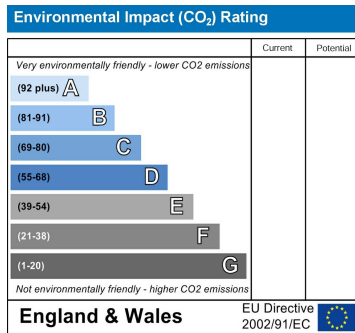
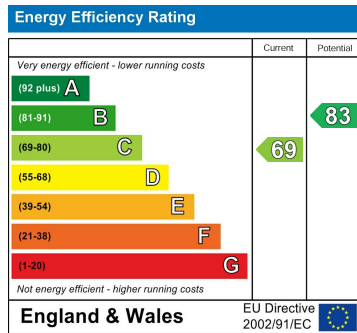
8'4 x 6'7 (2.54m x 2.01m)

Family Bathroom

Rear Garden

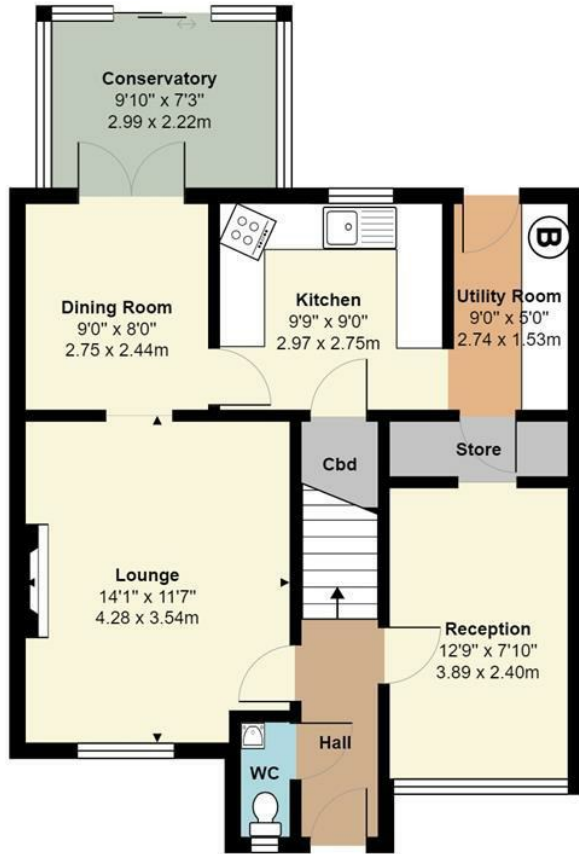
Parking

Driveway for 2 cars in front of the property

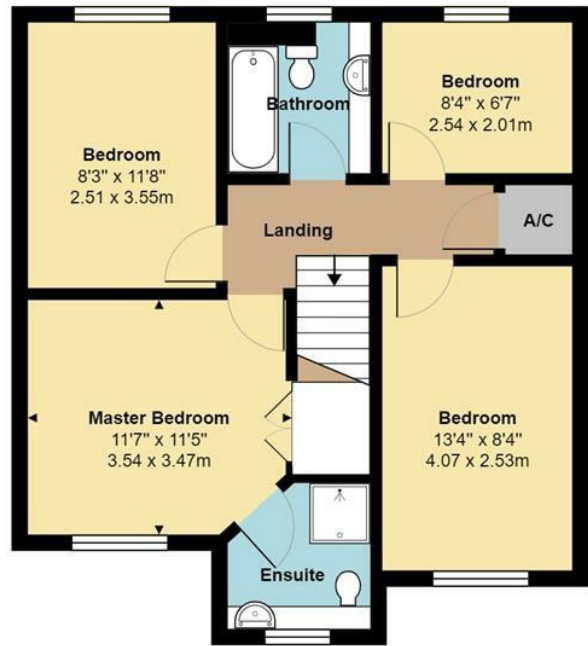


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**Ground Floor**  
Area: 678 ft<sup>2</sup> ... 63.0 m<sup>2</sup>



**First Floor**  
Area: 576 ft<sup>2</sup> ... 53.5 m<sup>2</sup>

Total Area: 1255 ft<sup>2</sup> ... 116.6 m<sup>2</sup>

All measurements are approximate and for display purposes only