



**5 Laxton Gardens, Shenley
Hertfordshire WD7 9JY
Guide Price £430,000**

We are delighted to offer for sale this charming end of terrace house located in Laxton Gardens, Porters Park, Shenley.

Offered in good decorative order and well maintained, accommodation comprises two double bedrooms, bathroom, spacious living room and kitchen diner.

The property also benefits from two allocated off street parking spaces, a lovely garden with Summer House/outbuilding to the rear and is situated close to all local amenities, and is a few minutes level walk to the local shops, close to a bus stop and with easy access to Shenley Park.

Don't miss the opportunity to make this house your home, contact us today to arrange a viewing!

Please note there is a monthly maintenance charge of £27.23.

EPC Rating D.



Porch

Lounge

16'7 x 12'2 at max points (5.05m x 3.71m at max points)

Kitchen Diner

12'2 x 8'11 (3.71m x 2.72m)

Landing

Bedroom One

12'2 x 8'11 (3.71m x 2.72m)

Bedroom Two

12'2 x 8'6 (3.71m x 2.59m)

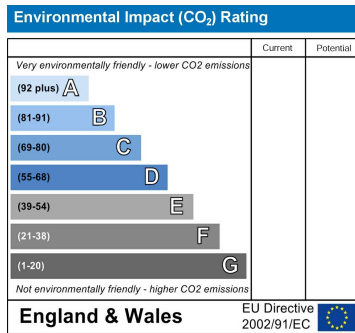
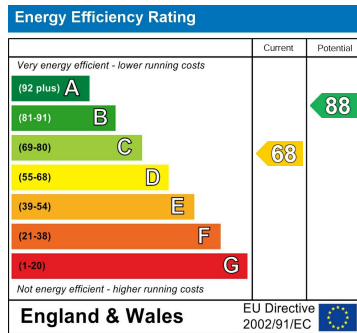
Bathroom

Rear Garden

Summer House (13' x 9'2)

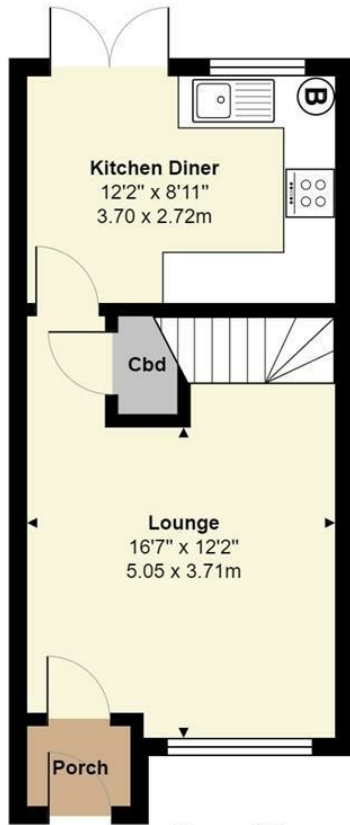
Parking

Allocated parking for 2 cars on the road.



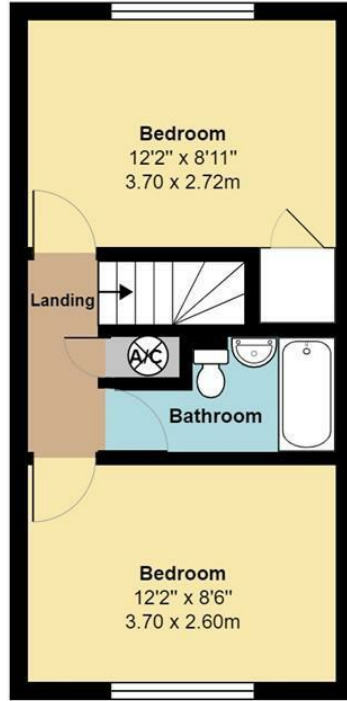
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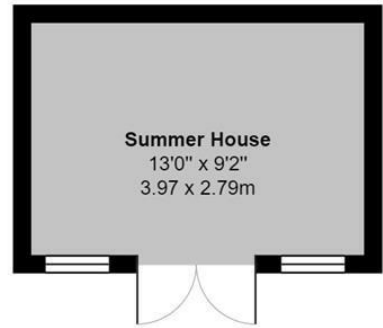
Ground Floor

Area: 327 ft² ... 30.4 m²



First Floor

Area: 316 ft² ... 29.4 m²



Total Area: 643 ft² ... 59.7 m² (Excluding Summer House)
All measurements are approximate and for display purposes only



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