



**7 Mulberry Gardens, Shenley
 Hertfordshire WD7 9LB
 Offers In Excess Of £560,000**

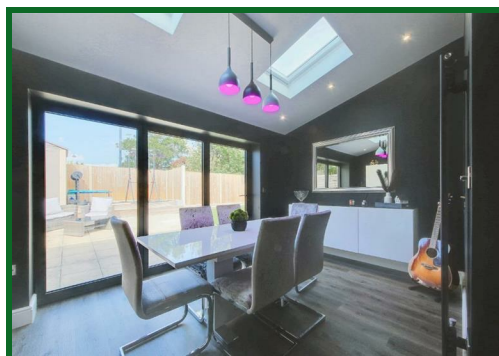
This is a genuinely deceptively spacious property which has been lovingly looked after by the current owners and has undergone a full renovation over the last few years. The property is well appointed for all local amenities being located at the top end of Porters Park, just a minute's walk from the local shops, bus stops, dentist and doctors, and seconds to Shenley Park and close to Shenley Village with its gastro pub and restaurant.

Accommodation comprises three bedrooms, family bathroom, fully fitted kitchen, downstairs wc, spacious living room with a brick built extension offering further reception space with rooflights and bi-fold doors to the low maintenance larger than average garden.

The property also benefits from a driveway for two cars, and two further allocated off street parking spaces.

This is a truly unique property that must be viewed to be fully appreciated!

EPC Rating Band C.



Entrance Hall

Downstairs WC

Kitchen
9'10 x 8 (3.00m x 2.44m)

Lounge
15' x 14'10 (4.57m x 4.52m)

Dining Room
14'2 x 8'6 (4.32m x 2.59m)

Landing

Bedroom One
12'11 excluding wardrobes x 8'5 (3.94m excluding wardrobes x 2.57m)

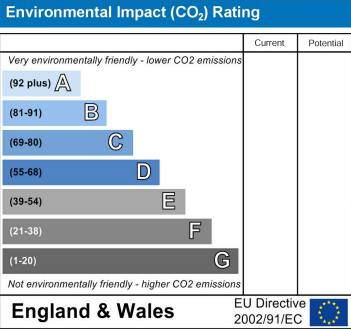
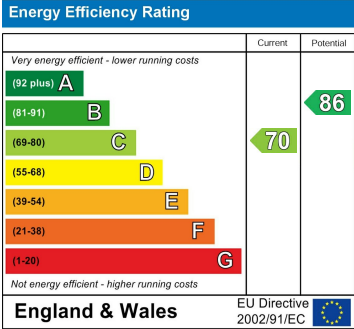
Bedroom Two
11'3 x 7'11 (3.43m x 2.41m)

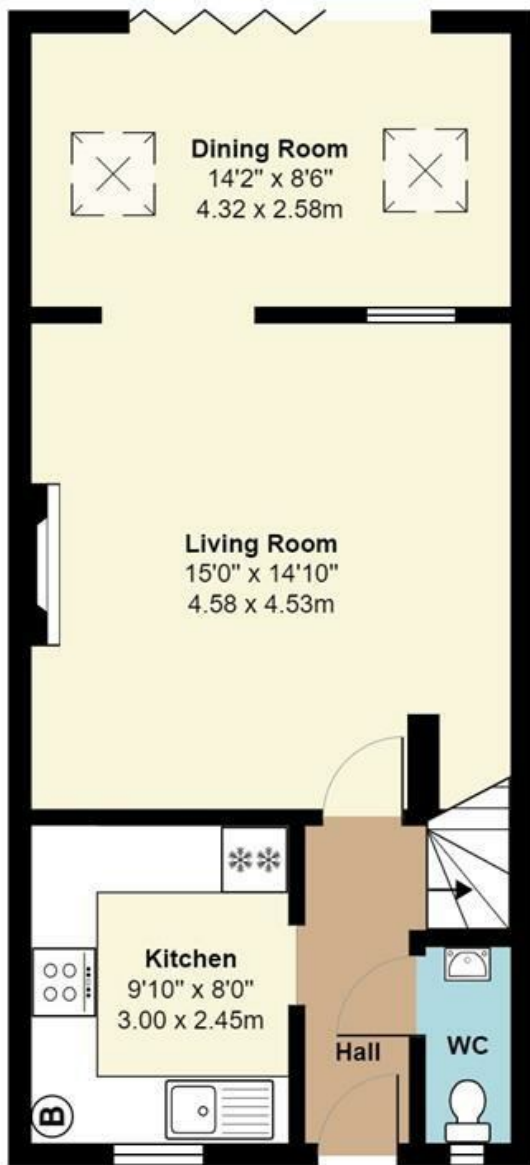
Bedroom Three
8'11 at max point x 6'6 (2.72m at max point x 1.98m)

Family Bathroom

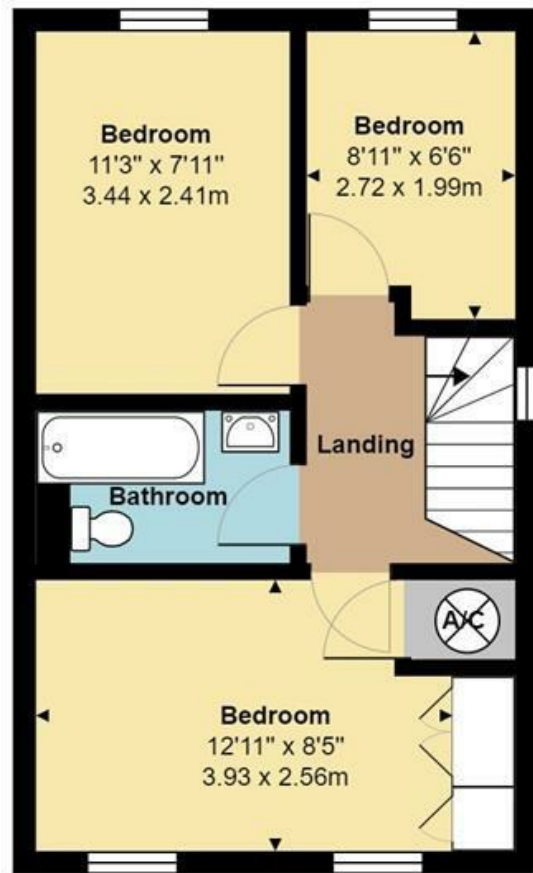
Rear Garden

Parking





Ground Floor
Area: 511 ft² ... 47.4 m²



First Floor
Area: 377 ft² ... 35.0 m²

Total Area: 882 ft² ... 81.9 m²

All measurements are approximate and for display purposes only