



**11 Trent Close, Shenley
Herts WD7 9HX
Guide Price £550,000**

WOW! Offered for sale CHAIN FREE & with vacant possession is this absolutely lovely house located in a secluded close at the end of another quiet close in Porters Park.

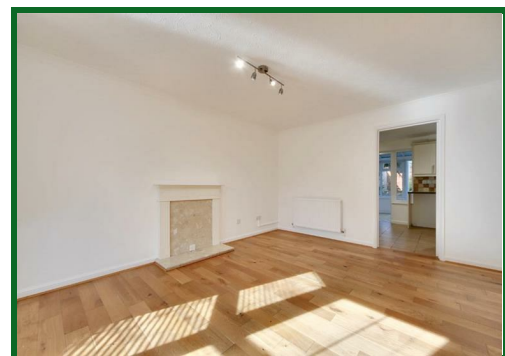
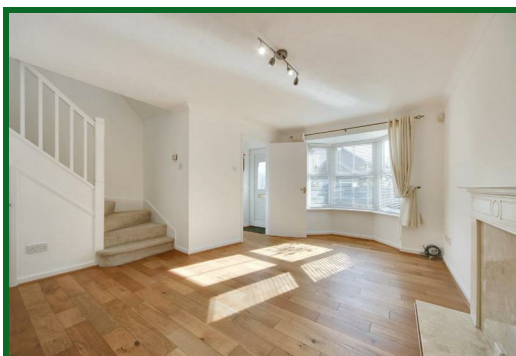
Accommodation comprises a spacious and bright living room, fully fitted kitchen, downstairs wc and benefits from the addition of a lovely conservatory offering additional living space. The garage has been converted and offers a flexible use space of a room with a shower room. This can be used as a 4th bedroom, workspace, play room or anything you want! Upstairs has three bedrooms and a family bathroom.

Whilst the property may need some updating it has been very well maintained and offers a pretty blank canvas to make the property your own.

The property also benefits from a driveway to the side of the house for two cars, a front garden and secluded rear garden. Additionally, it is well appointed for all local amenities, including local shops, bus stops, schools and close to Shenley Park and woodland.

CHAIN FREE, LOTS OF POTENTIAL - IMMEDIATE VIEWING IS STRONGLY RECOMMENDED.

EPC Rating Band C.



Entrance Hall

Downstairs WC

Lounge

15'1 at max points x 14'7 excluding bay window (4.60m at max points x 4.45m excluding bay window)

Kitchen Diner

15'1 x 8'7 (4.60m x 2.62m)

Conservatory

14'9 x 7'10 (4.50m x 2.39m)

Office/Bedroom Four

13'1 x 7'10 (3.99m x 2.39m)

En-Suite Shower Room

Landing

Bedroom One

13'9 into wardrobes x 8'5 (4.19m into wardrobes x 2.57m)

Bedroom Two

9'11 x 8'5 (3.02m x 2.57m)

Bedroom Three

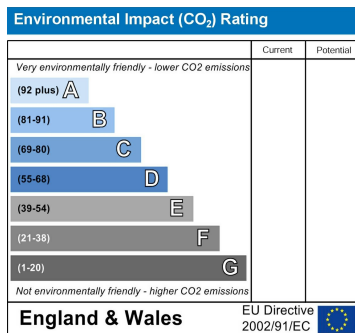
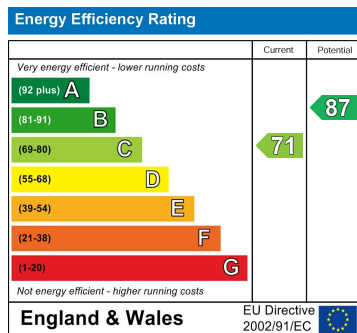
8'9 at max points x 6'5 (2.67m at max points x 1.96m)

Family Bathroom

Rear Garden

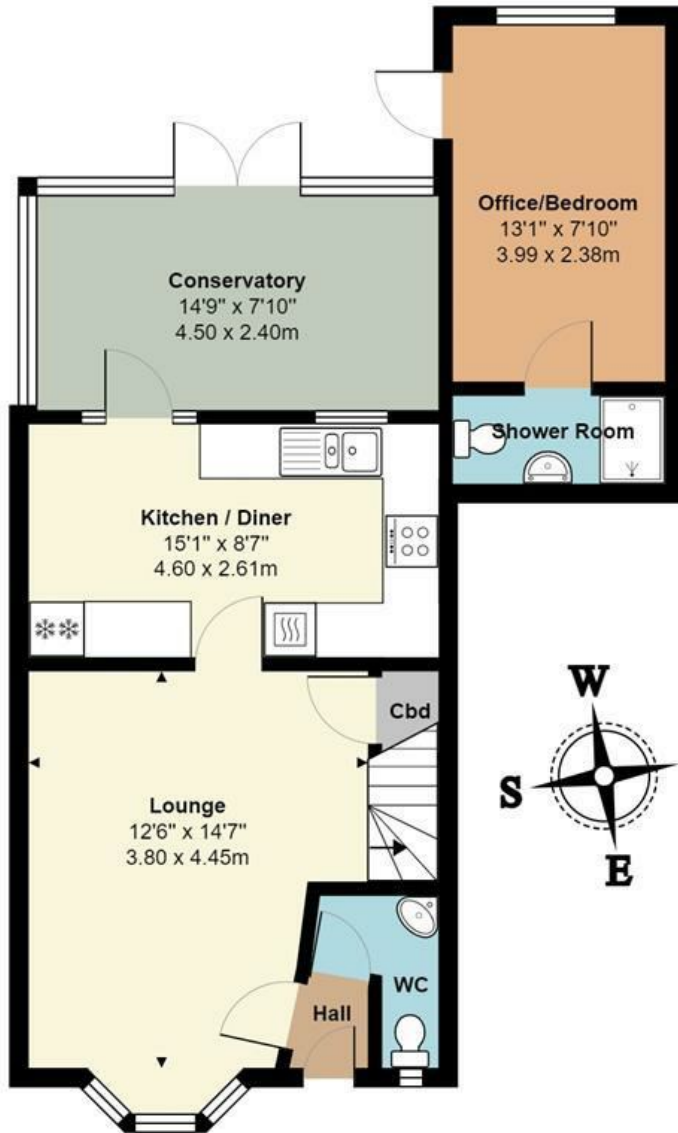
Parking

Driveway for 2 cars in front of the property

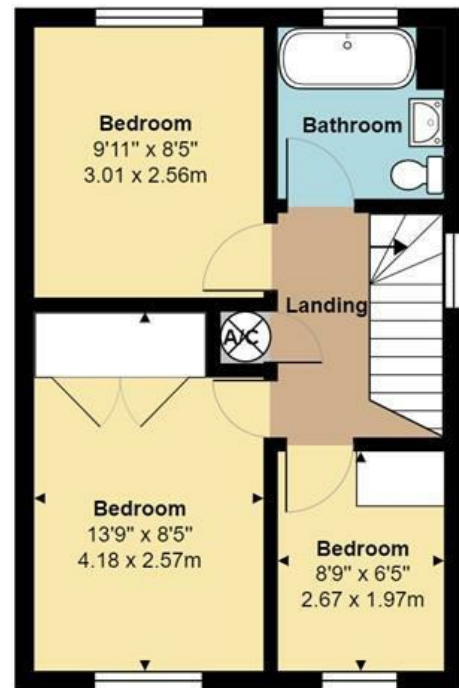


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Ground Floor
Area: 625 ft² ... 58.0 m²



First Floor
Area: 357 ft² ... 33.2 m²



Total Area: 982 ft² ... 91.2 m²

All measurements are approximate and for display purposes only