



**18 The Lawns, Shenley  
Herts WD7 9EZ  
Guide Price £940,000**

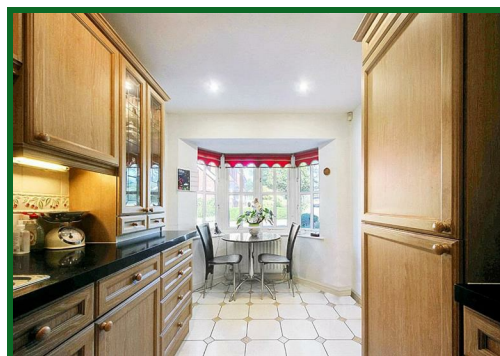
Offered for sale with a complete short upper chain is this lovely house located in the prestigious gated development 'The Lawns' on Porters Park.

Situated at the back of 'The Lawns' in a prime position backing onto Shenley Park with it's own private gate into the park and a southerly aspect garden this is one of the most sought after properties within 'The Lawns' and immediate viewing is strongly recommended.

Owned since new by the vendor the house whilst in need of some modernisation has been meticulously looked after and cared for and this is a superb opportunity to make this your own. Many properties on the The Lawns have converted garages offering additional living space.

Accommodation is across three floors and comprises four bedrooms (three doubles & one large single), three bathrooms of which two are ensuite, galleried landing, kitchen diner, utility room and a stunning sunken living room and dining room with high ceilings and access to the southerly facing garden.

The property also benefits from a garage and driveway for two cars. This house is all about the potential and it's prime position!



## Entrance Hall

## Downstairs WC

## Kitchen Breakfast Room

12'9 excluding bay window x 7'10 (3.89m excluding bay window x 2.39m)

## Utility Room

5'8 x 4'11 (1.73m x 1.50m)

## Lounge

16'11 excluding bay window x 14'5 (5.16m excluding bay window x 4.39m)

## Dining Room

11'6 x 8'7 (3.51m x 2.62m)

## Landing

## Master Bedroom

13'11 x 13'10 into wardrobes (4.24m x 4.22m into wardrobes)

## En-Suite Bathroom

## Bedroom Three

15'10 into wardrobes x 8'7 (4.83m into wardrobes x 2.62m)

## Bedroom Four

9'9 x 7'9 (2.97m x 2.36m)

## Family Bathroom

## Landing

## Bedroom Two

17'5 into wardrobes x 14'5 at max points (5.31m into wardrobes x 4.39m at max points)

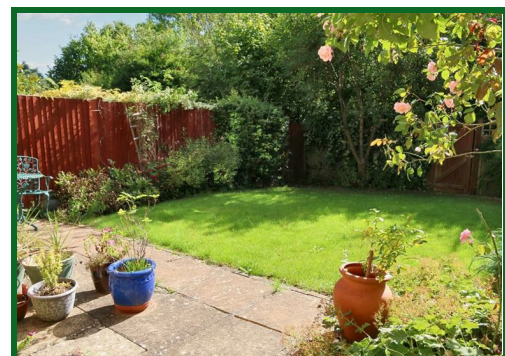
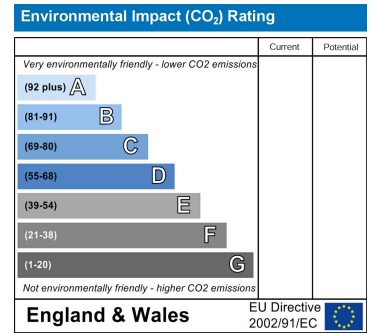
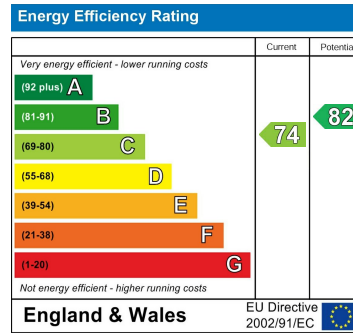
## En-Suite Bathroom

## Garage & Parking

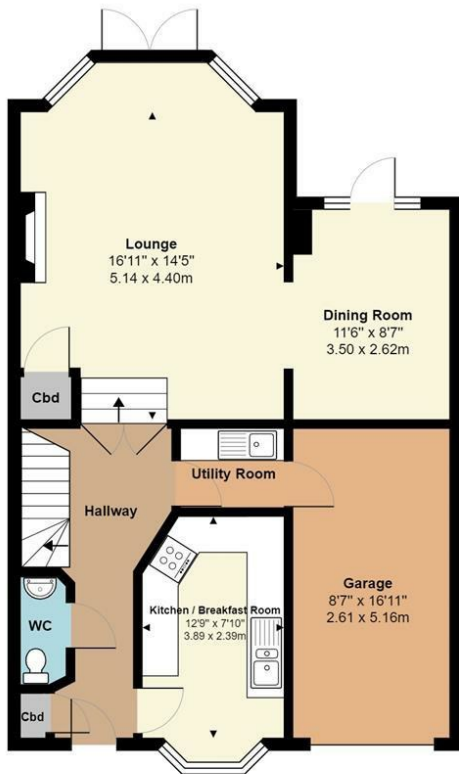
Integral single garage with up and over door. Driveway for 2 cars in front of the property

## Rear Garden

South-East facing and backing onto Parkland with rear gated access.



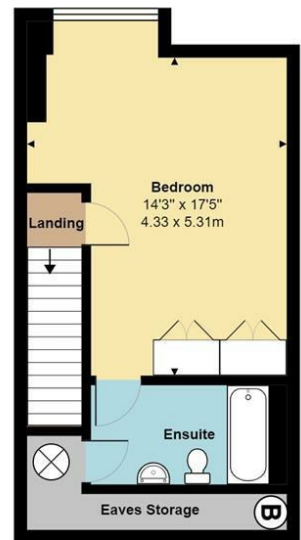




**Ground Floor**  
Area: 785 ft<sup>2</sup> ... 72.9 m<sup>2</sup>



**First Floor (Excluding Balcony)**  
Area: 721 ft<sup>2</sup> ... 67.0 m<sup>2</sup>



**Second Floor (Excluding Eaves)**  
Area: 383 ft<sup>2</sup> ... 35.5 m<sup>2</sup>

**Total Area: 1888 ft<sup>2</sup> ... 175.4 m<sup>2</sup> (excluding balcony)**  
All measurements are approximate and for display purposes only



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