



**31 Mulberry Gardens, Shenley**  
**Hertfordshire WD7 9LB**  
**Guide Price £1,175,000**

Offered for sale CHAIN FREE is this fantastic five bedroom property located in a secluded shared driveway on a popular close at the top end of Porters Park.

Just steps from both the local shops and Shenley Park, the property is perfectly appointed for all local amenities. Accommodation comprises five bedrooms (four of which are generous doubles), three bathrooms (two of which are ensuite shower rooms), downstairs wc, spacious kitchen diner, large double aspect living room, another large family room leading to another reception room (currently used as an office) with it's own wc and entrance. There is parking for two cars and a lovely level rear garden.

CHAIN FREE and offering over 2200sq' of living space, immediate viewing is strongly recommended.

EPC Rating Band C.



Entrance Hall

Downstairs WC

Lounge/Cinema Room  
21'3 excluding bay window x 11'3 at max points (6.48m excluding bay window x 3.43m at max points)

Kitchen Diner  
24'1 x 15'11 at max points (7.34m x 4.85m at max points)

Utility Room  
9'2 x 5' (2.79m x 1.52m)

Family Room  
16'1 x 16'1 at max points (4.90m x 4.90m at max points)

Studio/Office  
16'1 x 8'5 at max points (4.90m x 2.57m at max points)

WC

Landing

Master Bedroom  
16'1 x 15'10 at max points (4.90m x 4.83m at max points)

En-Suite Shower Room

Bedroom Two  
13'1 into wardrobes x 12'3 (3.99m into wardrobes x 3.73m)

En-Suite Shower Room

Bedroom Three  
11'3 into wardrobes x 10'6 (3.43m into wardrobes x 3.20m)

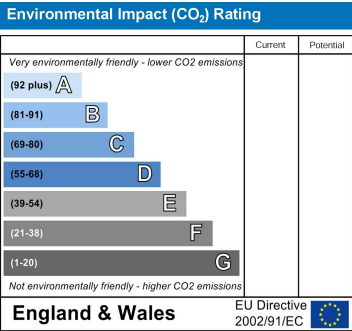
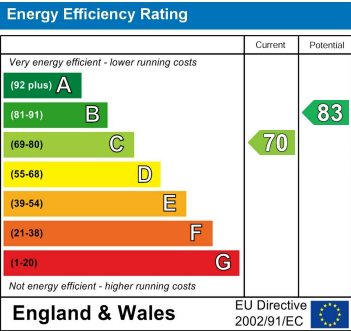
Bedroom Four  
11'3 into wardrobes x 10'6 (3.43m into wardrobes x 3.20m)

Bedroom Five  
10'7 x 6'4 (3.23m x 1.93m)

Family Bathroom

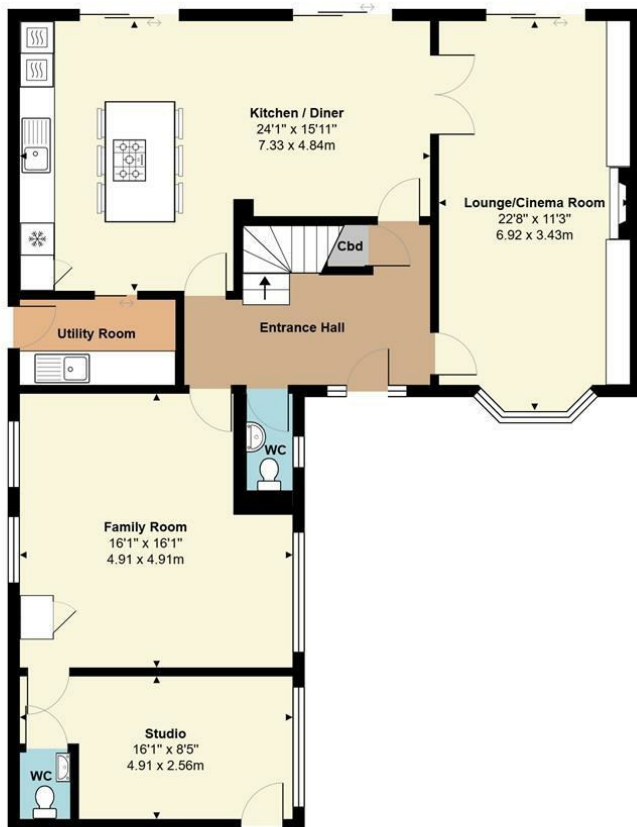
Rear Garden

Parking  
Driveway for 2 cars in front of the property



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Total Area: 2234 ft² ... 207.5 m²  
All measurements are approximate and for display purposes only