



**46 London Road, Shenley
Herts WD7 9DY
Guide Price £600,000**

**** Two Bedroom Cottage plus PLOT**** This is a unique opportunity to purchase a plot of land in Shenley Village together with a CHAIN FREE end of terrace two bedroom cottage.

The cottage has two double bedrooms, lounge, kitchen diner and (downstairs) shower room. Whilst in reasonable decorative order, it would benefit from some updating.

Adjacent to this cottage is a plot of land measuring approx 98' x 45' at maximum points which offers potential for future development (subject to planning permission). Sketch site and floor plan available on request.

EPC Rating Band D,



Lounge

11'11" x 11' excluding bay window (3.63m x 3.35m excluding bay window)

Kitchen Diner

11'11" x 11' (3.63m x 3.35m)

Shower Room

Landing

Bedroom One

11'11" x 11' (3.63m x 3.35m)

Bedroom Two

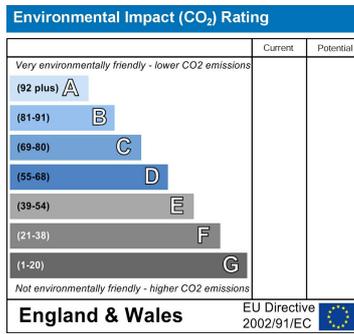
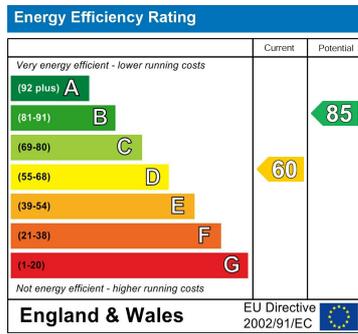
11'11" x 8'2" (3.63m x 2.49m)

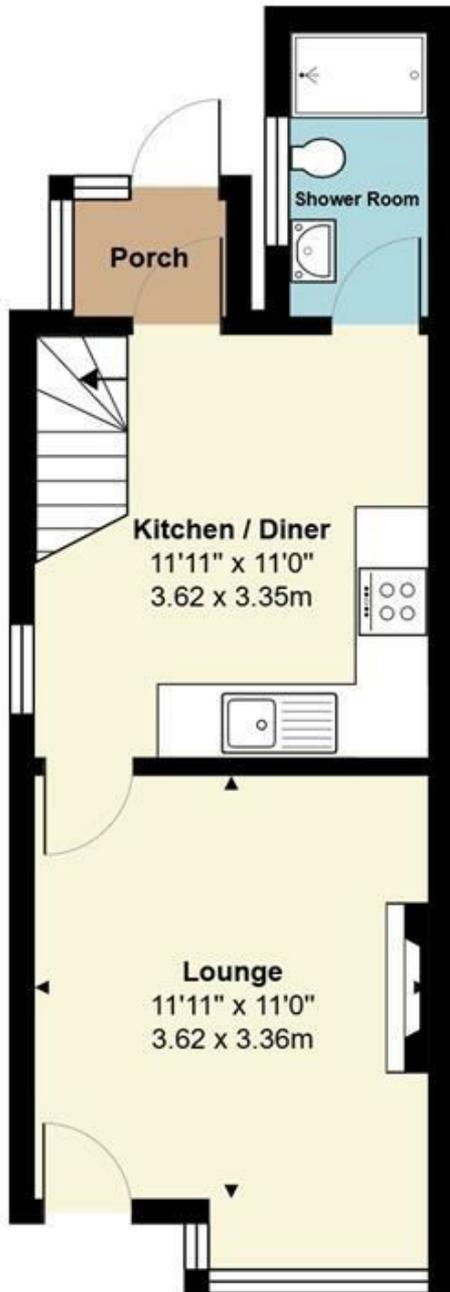
Garden/Land

Approx 98ft x 45' at max points

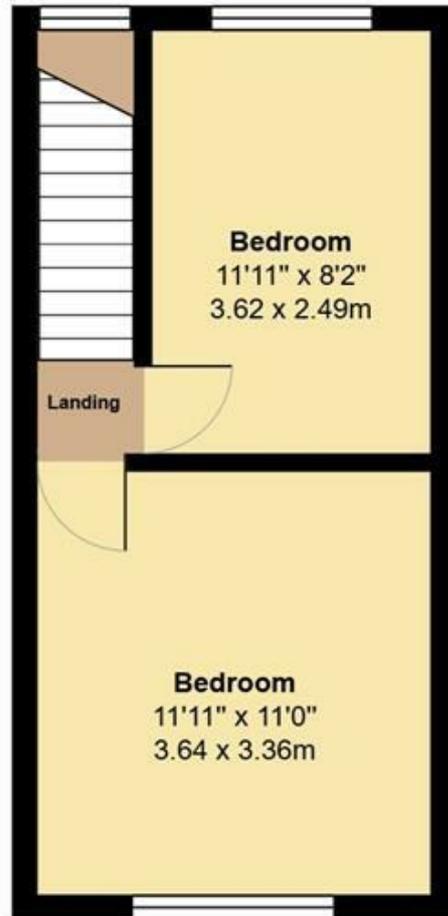
Parking

Driveway for one car in front of the property





Ground Floor
Area: 331 ft² ... 30.7 m²



First Floor
Area: 269 ft² ... 25.0 m²

Total Area: 600 ft² ... 55.7 m²
All measurements are approximate and for display purposes only