



2 Mulberry Gardens, Shenley Hertfordshire WD7 9LB Guide Price £829,950

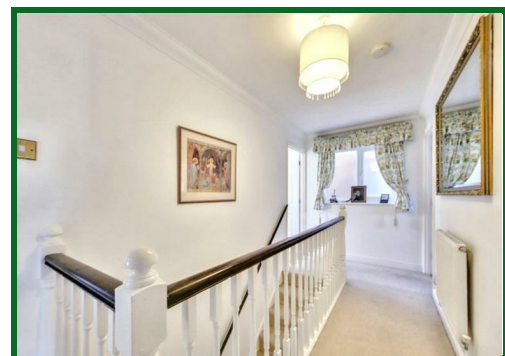
We are delighted to offer for sale CHAIN FREE this spacious detached property located at the very top end of Porters Park situated close to the shops and other local amenities, and is just a few steps from Shenley Park.

The property has been well maintained, and whilst it would benefit from some updating, it also has lots of potential for extension (stpp), or as per neighbouring properties, a garage conversion or loft extension.

Accommodation in this lovely house comprises four bedrooms, two bathrooms (including one ensuite shower room), downstairs wc, bright living room, generous dining room and kitchen with space for table and chairs and door to integral garage.

This is a 'must see' property and prompt viewing is strongly recommended.

EPC Rating Band D.



Entrance Hall

WC

Lounge
15'11 x 10'7 at max points (4.85m x 3.23m at max points)

Dining Room
12' x 10'7 (3.66m x 3.23m)

Kitchen
14'11 x 9'11 (4.55m x 3.02m)

Landing

Master Bedroom
12'5 excluding wardrobes x 10'7 (3.78m excluding wardrobes x 3.23m)

En-Suite Shower Room

Bedroom Two
13'4 excluding wardrobes x 10'7 (4.06m excluding wardrobes x 3.23m)

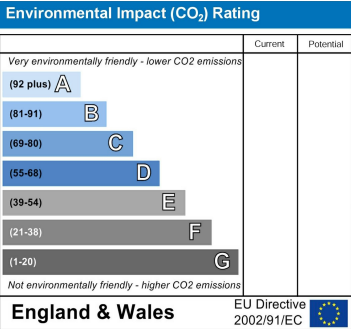
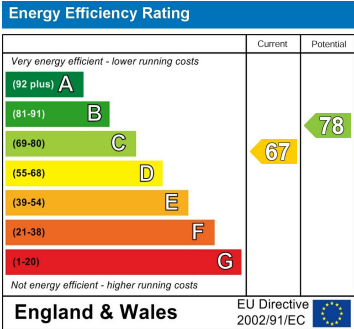
Bedroom Three
10'3 x 9'3 (3.12m x 2.82m)

Bedroom Four
7'8 x 7'9 (2.34m x 2.36m)

Family Bathroom

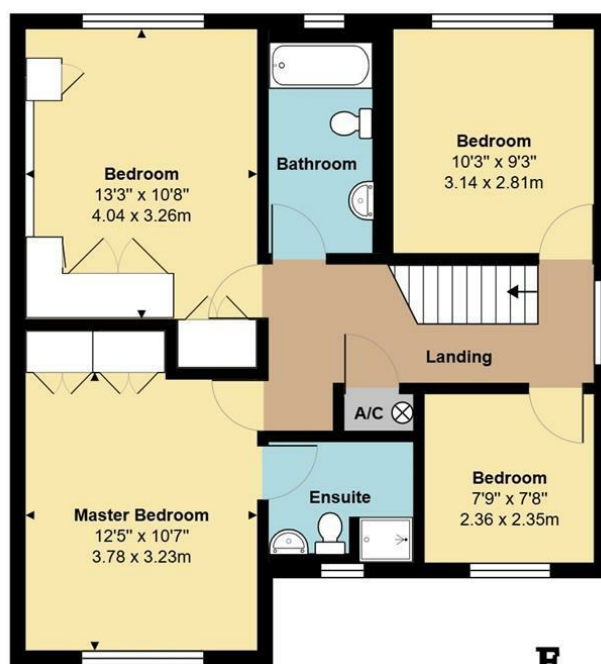
Rear Garden

Parking
Driveway for 2 cars in front of the property





Ground Floor (Including Garage)
Area: 711 ft² ... 66.0 m²



First Floor
Area: 678 ft² ... 63.0 m²

Total Area: 1389 ft² ... 129.0 m² (Including Garage)

All measurements are approximate and for display purposes only

