



**10 Andrew Close, Shenley
 Herts WD7 9LN
 Offers In Excess Of £500,000**

OVER 55's ONLY

This is a super house located in one of the most central locations in Shenley. Originally built as a three bedroom house, this has been converted to a two bedroom property and boasts two generous bedrooms and two bathrooms - including one ensuite shower room.

Downstairs comprises an entrance hall with cloakroom, a spacious living room leading to fully fitted kitchen diner and through to a conservatory.

Tucked away in a private and quiet close the property also benefits from allocated parking to the front of the house, a low maintenance garden, solar panels and it's coveted location being less than a minutes level walk to the local amenities and bus stop.

It must be noted that this property does have a covenant on it which means that is only available to those aged 55+

EPC Rating Band D.



Entrance Hall

WC

Lounge
17'8 x 13'10 at max points (5.38m x 4.22m at max points)

Kitchen Diner
13'10 x 9'8 (4.22m x 2.95m)

Conservatory
11'11 x 10'7 (3.63m x 3.23m)

Landing

Bedroom One
13'10 into wardrobe x 9'11 at max points (4.22m into wardrobe x 3.02m at max points)

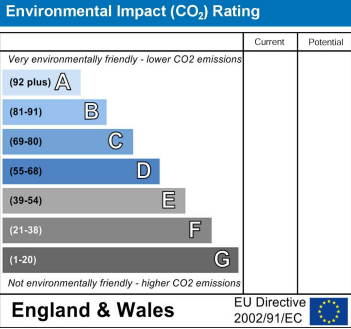
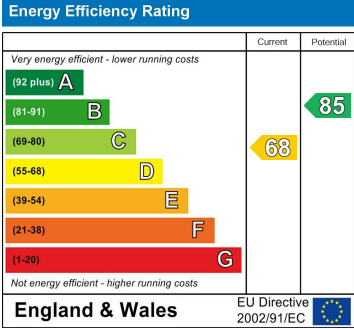
En-Suite

Bedroom Two
13'10 into wardrobes x 11'5 at max points (4.22m into wardrobes x 3.48m at max points)

Family Bathroom

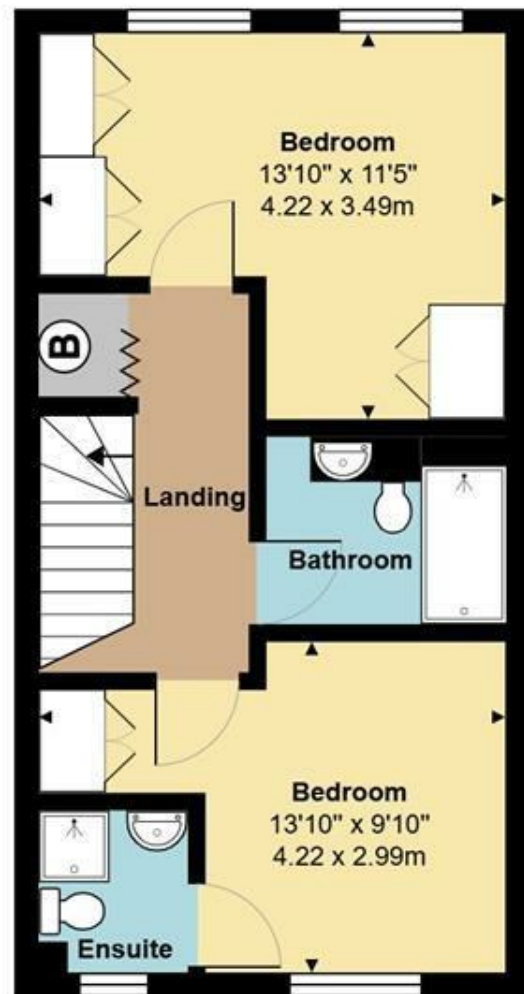
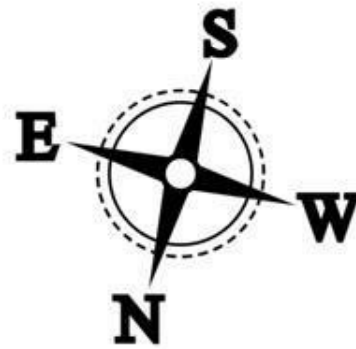
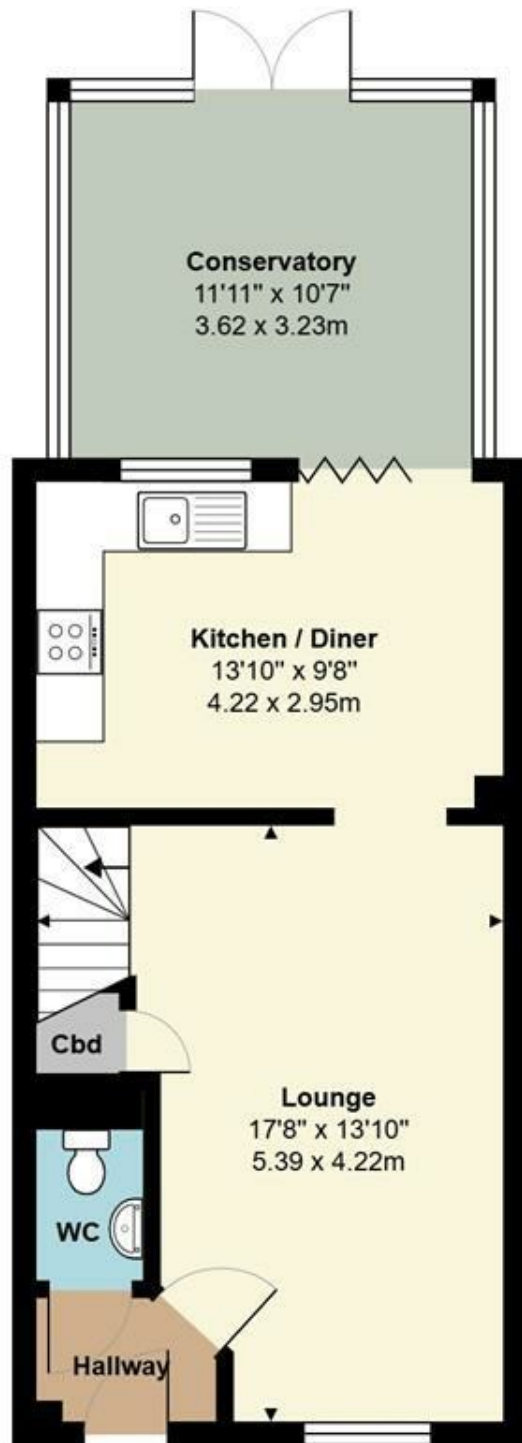
Rear Garden
South Facing

Parking
Driveway for 2 cars in front of the property



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Ground Floor
Area: 521 ft² ... 48.4 m²

First Floor
Area: 386 ft² ... 35.9 m²

Total Area: 907 ft² ... 84.2 m²
All measurements are approximate and for display purposes only

