



**27 Poultney Close, Shenley  
Herts WD7 9JH  
Guide Price £450,000**

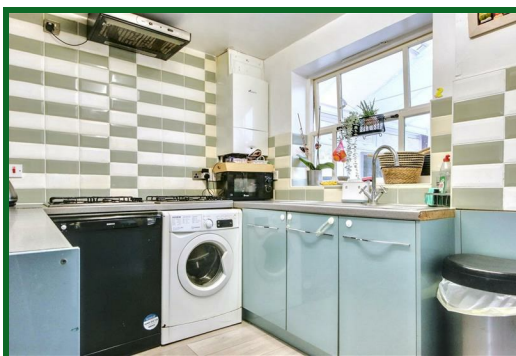
Offered for sale is this attractive two bedroom end of terrace house set at the end of a popular cul-de-sac just a few minute walk to the shops and other local amenities.

This lovely house is set on a larger than average plot with a double length garden, and offers flexible accommodation comprising two spacious bedrooms, updated bathroom, bay fronted living room, updated kitchen and a bright conservatory.

The property also benefits from two allocated off street parking spaces and a front garden.

**\*\* Please note the property has historical movement and has been underpinned and there is a right of way access across the rear of the property plot.\*\***

EPC Grade D





Entrance Hall

Lounge

14'10 excluding bay window x 10' (4.52m excluding bay window x 3.05m)

Kitchen Diner

12'10 x 7'9 (3.91m x 2.36m)

Conservatory

13' x 12'6 (3.96m x 3.81m)

Landing

Bedroom One

12'10 into wardrobes x 11'2 at max points (3.91m into wardrobes x 3.40m at max points)

Bedroom Two

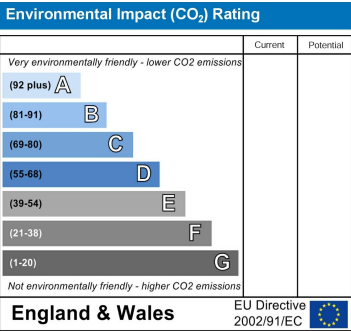
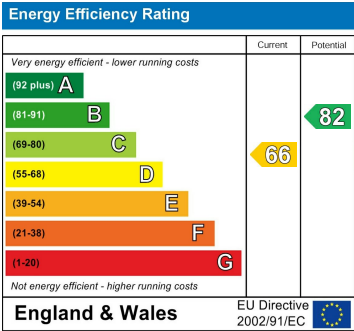
11'6 x 6'10 (3.51m x 2.08m )

Bathroom

Rear Garden

Parking

2 allocated spaces on the road.

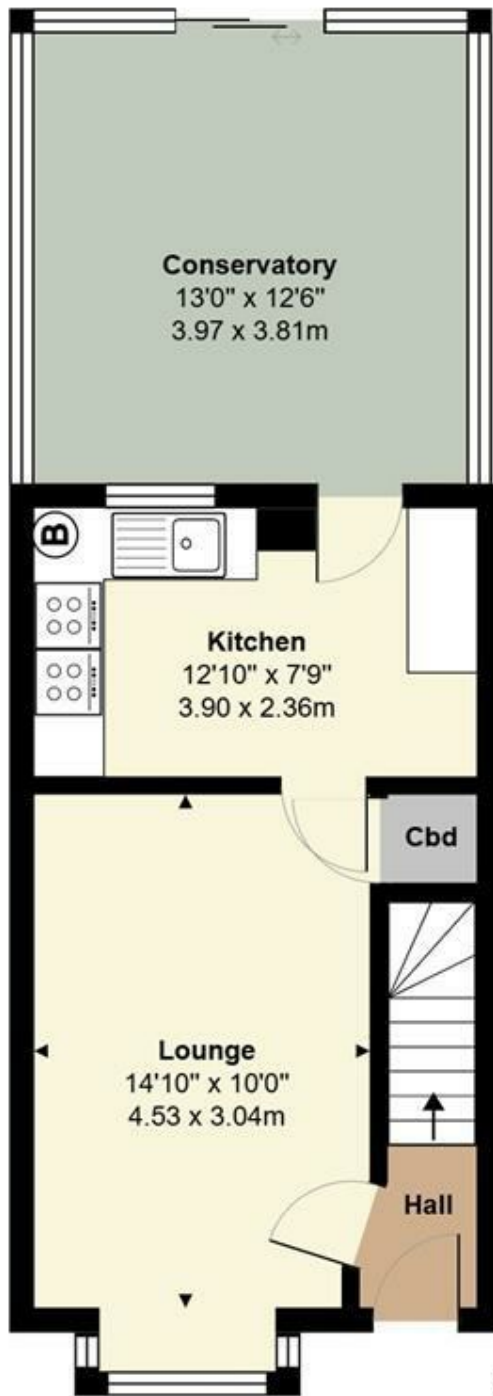


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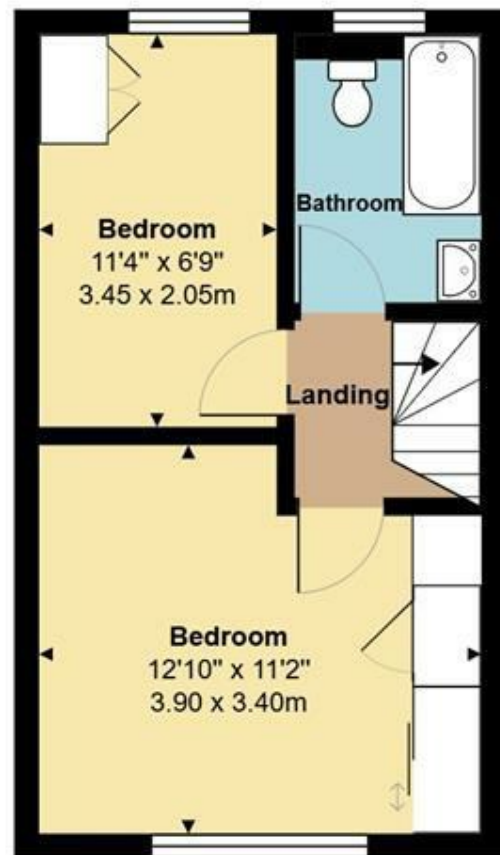


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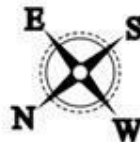
'Your *home* is our business'



**Ground Floor**  
Area: 477 ft<sup>2</sup> ... 44.3 m<sup>2</sup>



**First Floor**  
Area: 296 ft<sup>2</sup> ... 27.5 m<sup>2</sup>



Total Area: 772 ft<sup>2</sup> ... 71.8 m<sup>2</sup>

All measurements are approximate and for display purposes only