



**13 Edgbaston Drive, Shenley**  
**Hertfordshire WD7 9HT**  
**Offers Over £760,000**

Offered for sale is this stunning detached four bedroom house located in the popular Salisbury Gate area of Porters Park. This is a MUST VIEW property that has been fully modernised and updated and offered in excellent decorative order and also benefits from a recent single storey extension offering additional living space.

Accommodation comprises four bedrooms, two bathrooms (including one ensuite shower room), downstairs wc, spacious and sunny double aspect living room and a full width kitchen diner, utility and multi reception area leading out to the rear garden.

The property also benefits from a block paved driveway for two cars, front shingled garden and sunny aspect rear garden and is positioned favourably close to local amenities.

IMMEDIATE VIEWING IS STRONGLY RECOMMENDED.

EPC Rating Band D.



Front Porch

Entrance Hall

Downstairs WC

Living Room

13'10 x 11'7 excluding bay window (4.22m x 3.53m excluding bay window)

Kitchen Dining Living Area

30' x 16'4 at max points (9.14m x 4.98m at max points)

Utility Room

6'10 x 4'4 (2.08m x 1.32m)

Landing

Master Bedroom

13'10 x 11'9 into wardrobes (4.22m x 3.58m into wardrobes)

En-Suite Shower Room

Bedroom Two

11'7 x 9'7 into wardrobe (3.53m x 2.92m into wardrobe)

Bedroom Three

11'3 x 9'4 at max points (3.43m x 2.84m at max points)

Bedroom Four

11'3 x 6'9 at max points (3.43m x 2.06m at max points)

Family Bathroom

Rear Garden

Parking

Driveway for 2 cars in front of the property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

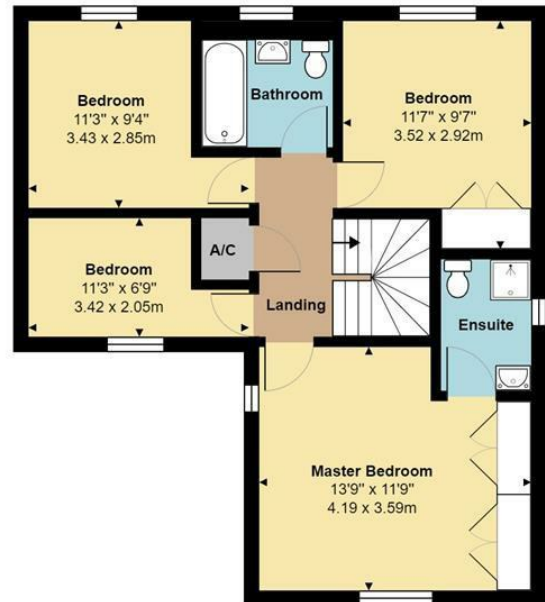
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC







**Ground Floor**  
 Area: 868 ft² ... 80.7 m²



**First Floor**  
 Area: 590 ft² ... 54.8 m²

Total Area: 1459 ft² ... 135.5 m²  
 All measurements are approximate and for display purposes only