



**17 Harris Lane, Shenley
Hertfordshire WD7 9ED
£1,750 Per Month**

Offered for rent and available in May, is this truly lovely two double bedroom character cottage located on one of the village's prime roads in close proximity to all local amenities.

Accommodation comprises two double bedrooms, one with ensuite wc, two spacious reception rooms, fully fitted kitchen and (downstairs) bathroom.

Located in the heart of the village, the property also benefits from a driveway to the front, sunny aspect garden to the rear and is offered In good decorative order.

Immediate viewing is strongly recommended.

EPC Rating Band D



Lounge
11'11 x 11'5 at max points (3.63m x 3.48m at max points)

Dining Room
11'11 x 11'5 at max points (3.63m x 3.48m at max points)

Kitchen
8'1 x 7'3 (2.46m x 2.21m)

Bathroom

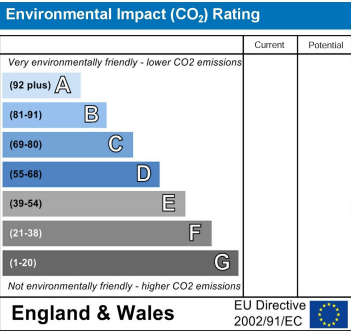
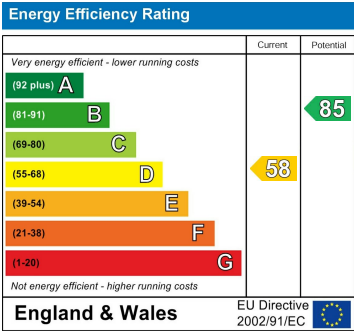
Bedroom One
11'11 x 11'6 at max points (3.63m x 3.51m at max points)

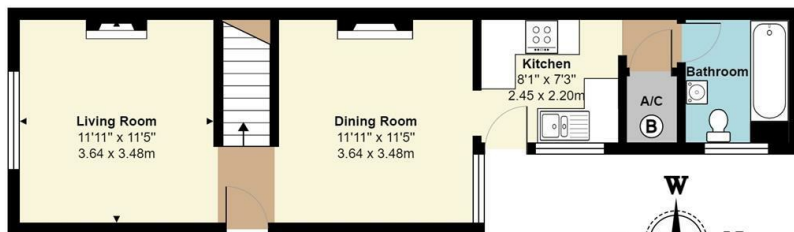
WC

Bedroom Two
11'11 x 11'6 at max points (3.63m x 3.51m at max points)

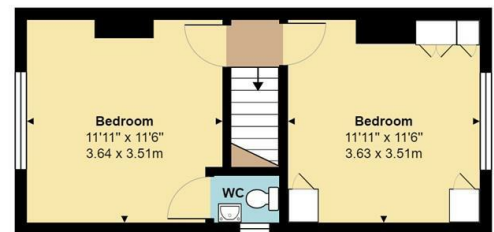
Rear Garden
Accessed from kitchen. West facing with patio and lawn, gated side access & shed.

Parking
Driveway for 2 cars in front of the property.





Ground Floor
Area: 454 ft² ... 42.1 m²



First Floor
Area: 319 ft² ... 29.6 m²



Total Area: 773 ft² ... 71.8 m²

All measurements are approximate and for display purposes only

