



**Kitwells Lodge Green Street, Shenley**  
**Herts WD7 9BD**  
**Guide Price £1,000,000**

This is an outstanding opportunity to purchase this unique property that has come to market for the first time since being built (late 60s/early 70s). It offers a fantastic chance to adapt this much loved home to suit your own requirements and would be an exciting project to undertake.

Offered CHAIN FREE and with vacant possession this spacious property sits within lovely gardens that surround the house, and overlook neighbouring fields. The property offers in excess of 2500sq' and is currently configured as four bedrooms and two bathrooms but with a capacious master suite and generous room sizes would be easily adaptable to a five (or more) bedroom house.

There is also very bright and spacious reception space downstairs, together with kitchen and utility space and a double garage. The beauty of this property is that it can be totally configured to suit your lifestyle.

This truly unique house must be viewed. Please contact our office for viewing arrangements.

EPC Rating Band F.





Entrance Hall

Downstairs WC

Reception

27'9 x 20'10 at max points (8.46m x 6.35m at max points)

Dining Room

15'11 x 9'11 (4.85m x 3.02m)

Kitchen

15'11 x 9 (4.85m x 2.74m)

Utility Room

9'2 x 7' (2.79m x 2.13m)

Landing

Master Bedroom

15'9 into wardrobes x 12 (4.80m into wardrobes x 3.66m)

Dressing Room

12'5 x 9'10 into wardrobes (3.78m x 3.00m into wardrobes)

En-Suite Bathroom

Bedroom Two

16'3 x 15' at max points (4.95m x 4.57m at max points)

Bedroom Three

11'10 x 9'10 (3.61m x 3.00m)

Bedroom Four

8'10 x 8'6 (2.69m x 2.59m)

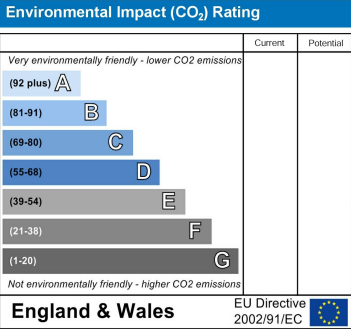
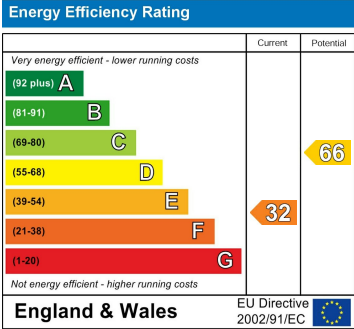
Rear Garden

West Facing

Double Garage & Driveway

24'2 x 18'10 at max points (7.37m x 5.74m at max points)

Driveway for 3 cars in front of double garage.



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**Ground Floor (Including Double Garage)**  
Area: 1396 ft² ... 129.7 m²

**Total Area: 2555 ft² ... 237.3 m² (Including Double Garage)**  
All measurements are approximate and for display purposes only

