



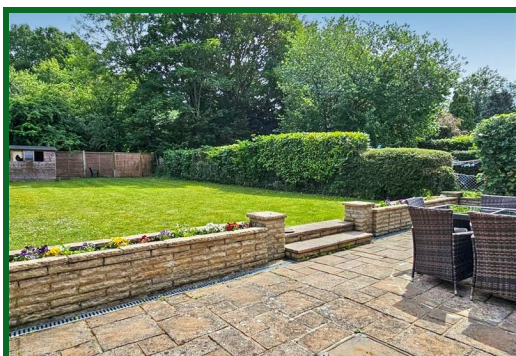
7 Shenleybury Cottages, Shenley
Herts WD7 9DJ
Guide Price £675,000

Offered for sale CHAIN FREE is this lovely semi detached house located on a highly popular close on the outskirts of Shenley. Shenleybury Cottages is a sought after road with a lovely green to the centre of the close, and is just a short distance from all local amenities including shops, bus stops and schools.

Accommodation comprises three bedrooms, family bathroom, two spacious receptions and kitchen.

This property also benefits from being naturally bright with a c100ft southerly aspect garden that is not overlooked, a driveway and offers huge potential for development (stpp) as many of the properties on that road have done.

EPC Rating Band D.



Entrance Hall

Downstairs WC

Lounge
17'4 x 11'10 at max points (5.28m x 3.61m at max points)

Dining Room
15'4 x 11'5 at max points (4.67m x 3.48m at max points)

Kitchen
14'9 x 7'4 (4.50m x 2.24m)

Landing

Bedroom One
11'11 x 11'2 (3.63m x 3.40m)

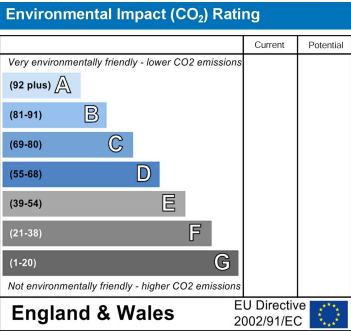
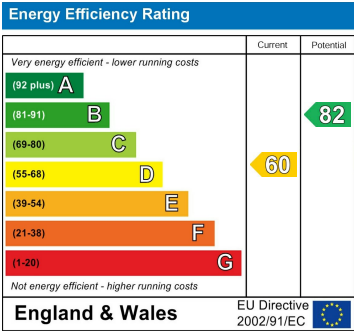
Bedroom Two
11'5 x 9'3 (3.48m x 2.82m)

Bedroom Three
8'5 x 7'6 (2.57m x 2.29m)

Bathroom

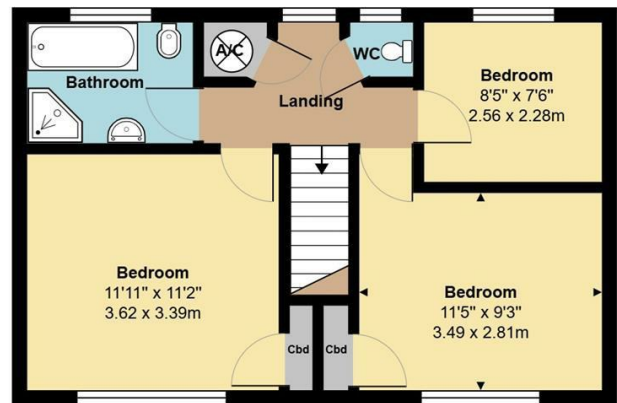
Rear Garden

Parking
Driveway for 1 car in front of the property





Ground Floor
Area: 572 ft² ... 53.1 m²



First Floor
Area: 471 ft² ... 43.8 m²

Total Area: 1043 ft² ... 96.9 m²
All measurements are approximate and for display purposes only

