



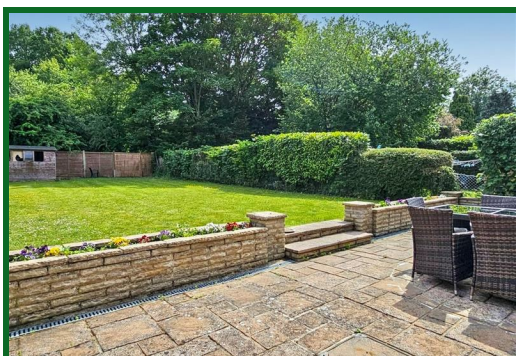
**7 Shenleybury Cottages, Shenley**  
**Herts WD7 9DJ**  
**Guide Price £650,000**

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)

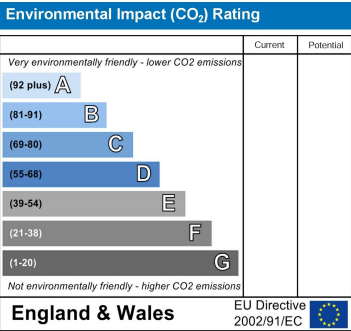
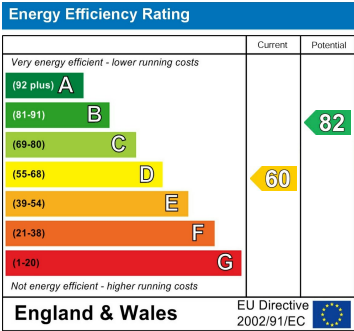
Bedroom Two  
11'5 x 9'3 (3.48m x 2.82m)

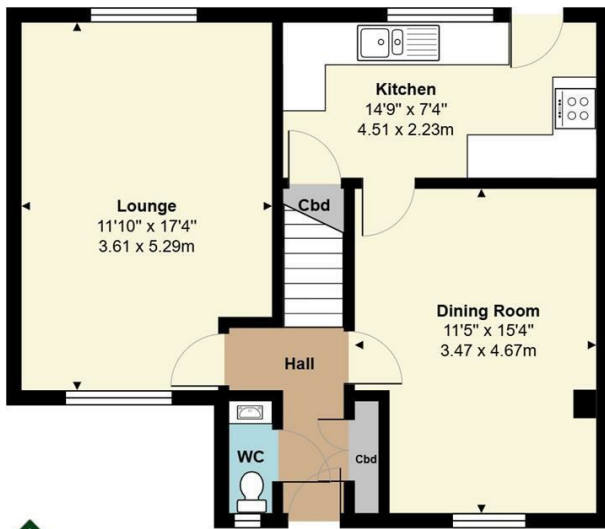
Bedroom Three  
8'5 x 7'6 (2.57m x 2.29m)

Bathroom

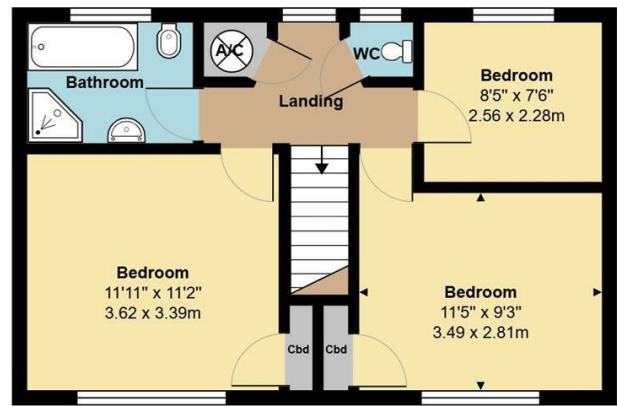
Rear Garden

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

