



**9 Edgbaston Drive, Shenley**  
**Herts WD7 9HT**  
**Guide Price £699,950**

Offered for sale is this stunning and pretty detached house located at the bottom of a shared private driveway of just three houses off a popular close on Porters Park. The property has been well maintained and is offered in excellent condition.

Accommodation comprises three bedrooms, two bathrooms (including one ensuite), two reception rooms and a spacious full width kitchen diner with separate utility room.

The property also benefits from a driveway and lovely mature gardens to the front and rear.

Immediate viewing is strongly recommended.

EPC Rating Band D.



Entrance Hall

Downstairs WC

Lounge  
14'5 x 10'8 excluding bay window (4.39m x 3.25m excluding bay window)

Study  
10'5 x 7'11 (3.18m x 2.41m)

Kitchen Diner  
25'8 x 10' (7.82m x 3.05m)

Utility Room  
7'11 x 6'4 (2.41m x 1.93m)

Landing

Master Bedroom  
11'3 x 10'6 (3.43m x 3.20m)

En-Suite Shower Room

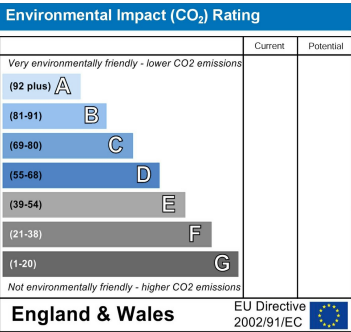
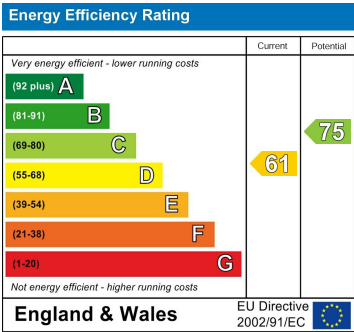
Bedroom Two  
9'10 x 8'10 into wardrobes (3.00m x 2.69m into wardrobes)

Bedroom Three  
8'1 x 7'1 (2.46m x 2.16m)

Family Bathroom

Rear Garden

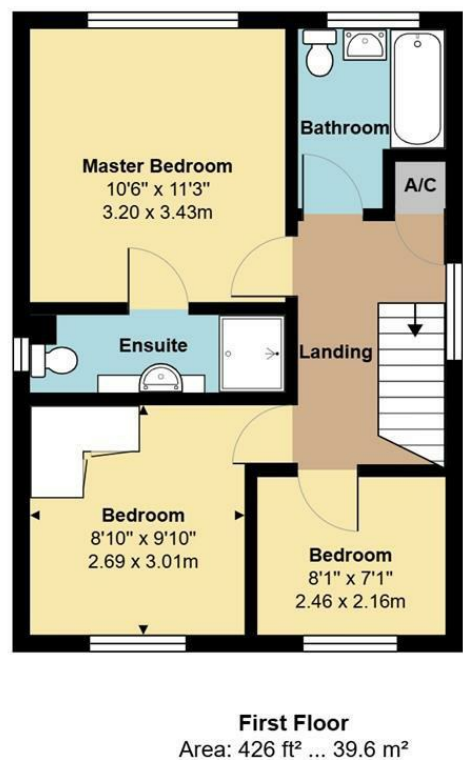
Parking  
Driveway for one car in front of the property.



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**Total Area: 1105 ft<sup>2</sup> ... 102.7 m<sup>2</sup>**  
All measurements are approximate and for display purposes only

