

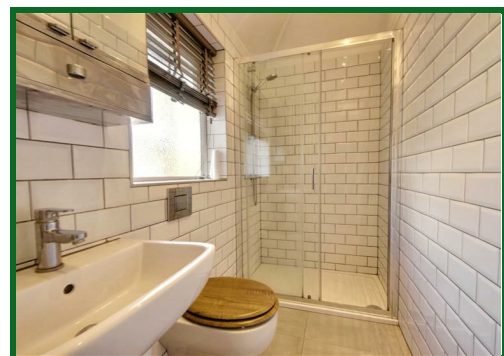


**46 London Road, Shenley  
 Herts WD7 9DY  
 Guide Price £475,000**

We are delighted to offer for sale this CHAIN FREE end of terrace, cottage which has two double bedrooms, a living room, kitchen diner and (downstairs) shower room as well as a driveway for one car. Whilst in reasonable decorative order, it would benefit from some updating but is a lovely characterful cottage situated at the heart of the village close to lots of local amenities.

Viewing is highly recommended to secure this delightful property which would make a lovely home or prudent investment.

EPC Rating Band D,



**Lounge**  
11'11" x 11' excluding bay window (3.63m x 3.35m excluding bay window)

**Kitchen Diner**  
11'11" x 11' (3.63m x 3.35m)

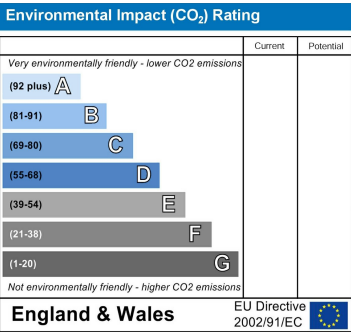
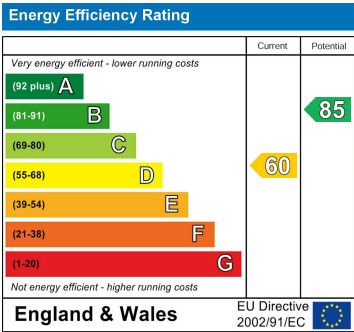
**Shower Room**

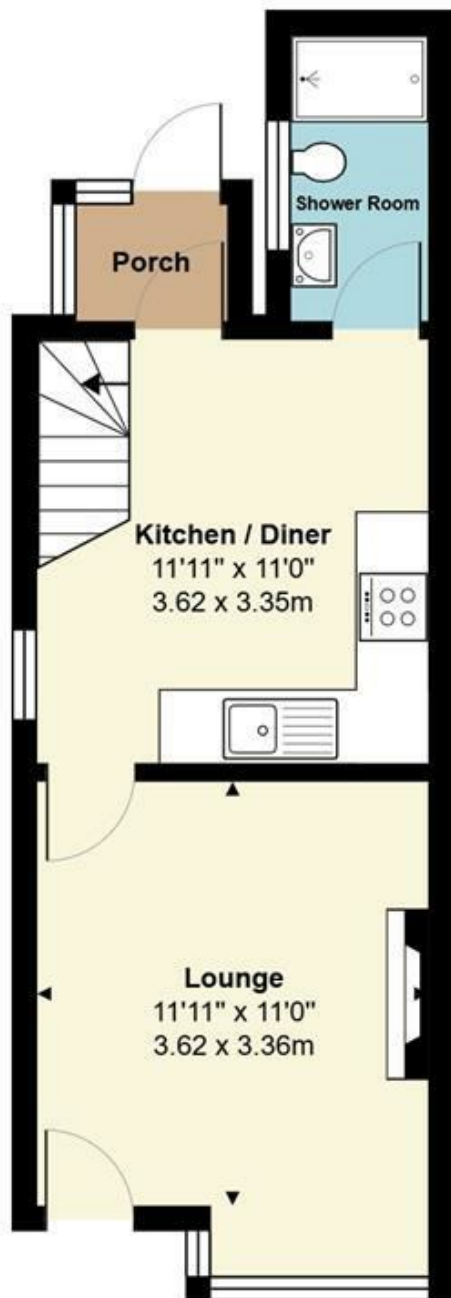
**Landing**

**Bedroom One**  
11'11" x 11' (3.63m x 3.35m)

**Bedroom Two**  
11'11" x 8'2" (3.63m x 2.49m)

**Parking**  
Driveway for one car in front of the property





**Ground Floor**  
Area: 331 ft<sup>2</sup> ... 30.7 m<sup>2</sup>



**First Floor**  
Area: 269 ft<sup>2</sup> ... 25.0 m<sup>2</sup>

**Total Area: 600 ft<sup>2</sup> ... 55.7 m<sup>2</sup>**  
All measurements are approximate and for display purposes only