



4 Halliday Close, Shenley Herts WD7 9JZ Guide Price £475,000

** CHAIN FREE** Welcome to this charming end terrace house located in Halliday Close on Porters Park. Accommodation comprises a spacious and bright living/dining reception room, downstairs WC, fully fitted well planned kitchen, three lovely bedrooms, (two of which are generous doubles) and a modernised family bathroom.

Located close to local amenities, including Shenley Park the property also benefits from two allocated off street parking spaces, a lovely rear garden, has been well maintained and is offered in good decorative order.

Offered CHAIN FREE with motivated vendors, immediate viewing is strongly recommended. *Please note that there is a service charge of around £33 per month*

EPC Rating Band C.













Entrance Hall

Downstairs WC

Kitchen

10' x 7'11 (3.05m x 2.41m)

Lounge Diner

14'10 x 14'8 at max points (4.52m x 4.47m at max points)

Landing

Bedroom One

14'9 into wardrobes x 8'9 (4.50m into wardrobes x 2.67m)

Bedroom Two

11'3 x 7'10 (3.43m x 2.39m)

Bedroom Three

9'1 at max points x 6'6 (2.77m at max points x 1.98m)

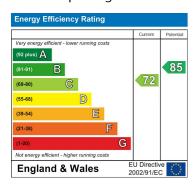
Bathroom

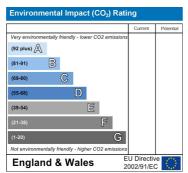
Rear Garden

South-West facing

Parking

Allocated parking for 2 cars











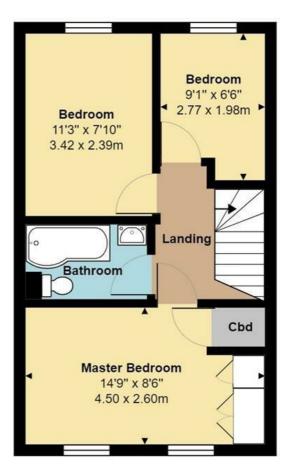












Ground Floor Area: 375 ft² ... 34.8 m²

First Floor Area: 375 ft² ... 34.8 m²



 $\begin{tabular}{ll} Total\ Area:\ 749\ ft^2\ ...\ 69.6\ m^2 \\ All\ measurements\ are\ approximate\ and\ for\ display\ purposes\ only \\ \end{tabular}$





