



**6 Wayside, Shenley
 Hertfordshire WD7 9JN
 Offers In Excess Of £700,000**

Offered for sale with a complete and short upper chain, is this STUNNING detached home located in one of Porters Park's premier closes. Beautifully maintained and in immaculate condition, accommodation comprises three bedrooms, two bathrooms (including one ensuite), downstairs wc, a bright and sunny living room and open plan kitchen dining room with bifolds to the garden.

The property also benefits from a garage and driveway, lovely garden and potential to extend (stpp),

With no reason not to view this fabulous house, please contact us now to arrange your viewing!

EPC Rating to follow



Entrance Hall

Downstairs WC

Lounge

15' x 10' excluding bay window (4.57m x 3.05m excluding bay window)

Kitchen Diner

17'1 x 10'5 at max points (5.21m x 3.18m at max points)

Landing

Master Bedroom

11'2 x 10'4 excluding bay window (3.40m x 3.15m excluding bay window)

En-Suite Shower Room

Bedroom Two

10' into wardrobes x 9'5 (3.05m into wardrobes x 2.87m)

Bedroom Three

7'10 x 7' (2.39m x 2.13m)

Family Bathroom

Rear Garden

Garage & Parking

17' x 8'7 (5.18m x 2.62m)

Single Garage with driveway for 2 cars in front.

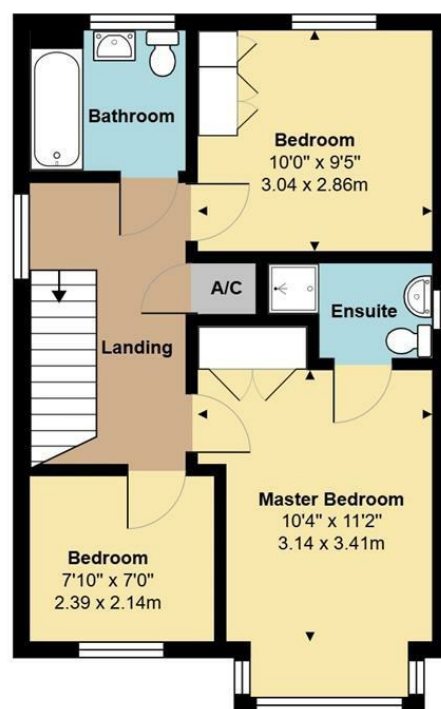
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		





Ground Floor
Area: 618 ft² ... 57.4 m²



First Floor
Area: 460 ft² ... 42.8 m²

Total Area: 1078 ft² ... 100.2 m² (Including Garage)
All measurements are approximate and for display purposes only

