



**17 Greenwood Gardens, Shenley**  
**WD7 9LF**  
**Offers In Excess Of £695,000**

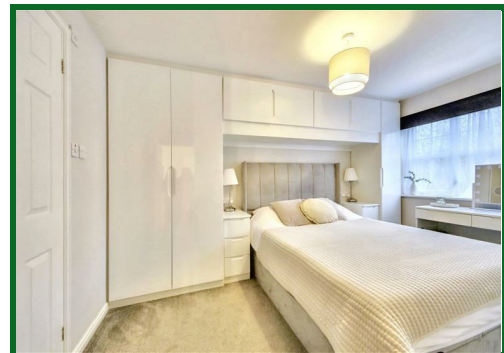
WOW! This is a most stunning three bedroom house located at the top end of Porters Park at the end of a popular close. The property is located a short walk to all local amenities including the shops, doctors and Shenley Park,

Accommodation comprises three bedrooms (all doubles), two bathrooms (including one ensuite shower room) which have both been recently done, downstairs wc, fully fitted modern kitchen breakfast room (with ample space for a table), quartz worksurfaces, underfloor heating and a water filter tap, a large open plan lounge diner with bi-folds to the full width of the back of the house, (with remote control black out blinds), offering an extensive living space and an additional room currently set up as a utility room/study.

This property is offered in IMMACULATE condition and also benefits from a larger than average sunny aspect south-west facing garden and allocated off street parking.

IMMEDIATE VIEWING IS HIGHLY RECOMMENDED.

EPC Rating Band D.



Entrance Hall

WC

Kitchen  
15'3 x 7'10 (4.65m x 2.39m)

Study/Utility  
9'4 x 5'8 (2.84m x 1.73m)

Lounge  
17'9 x 14'4 at max points (5.41m x 4.37m at max points)

Dining Room  
16'7 x 8'8 (5.05m x 2.64m)

Landing

Master Bedroom  
12'6 x 10' into wardrobes (3.81m x 3.05m into wardrobes)

En-Suite Shower Room

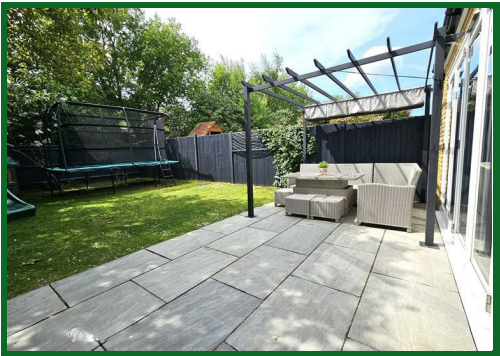
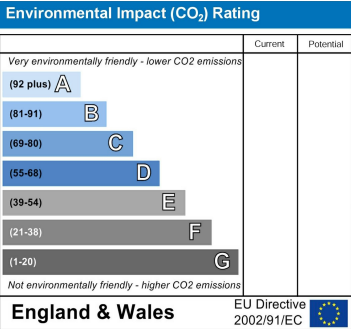
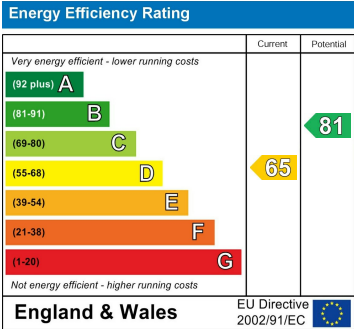
Bedroom Two  
11'6 x 10' (3.51m x 3.05m)

Bedroom Three  
9'3 x 7'7 (2.82m x 2.31m)

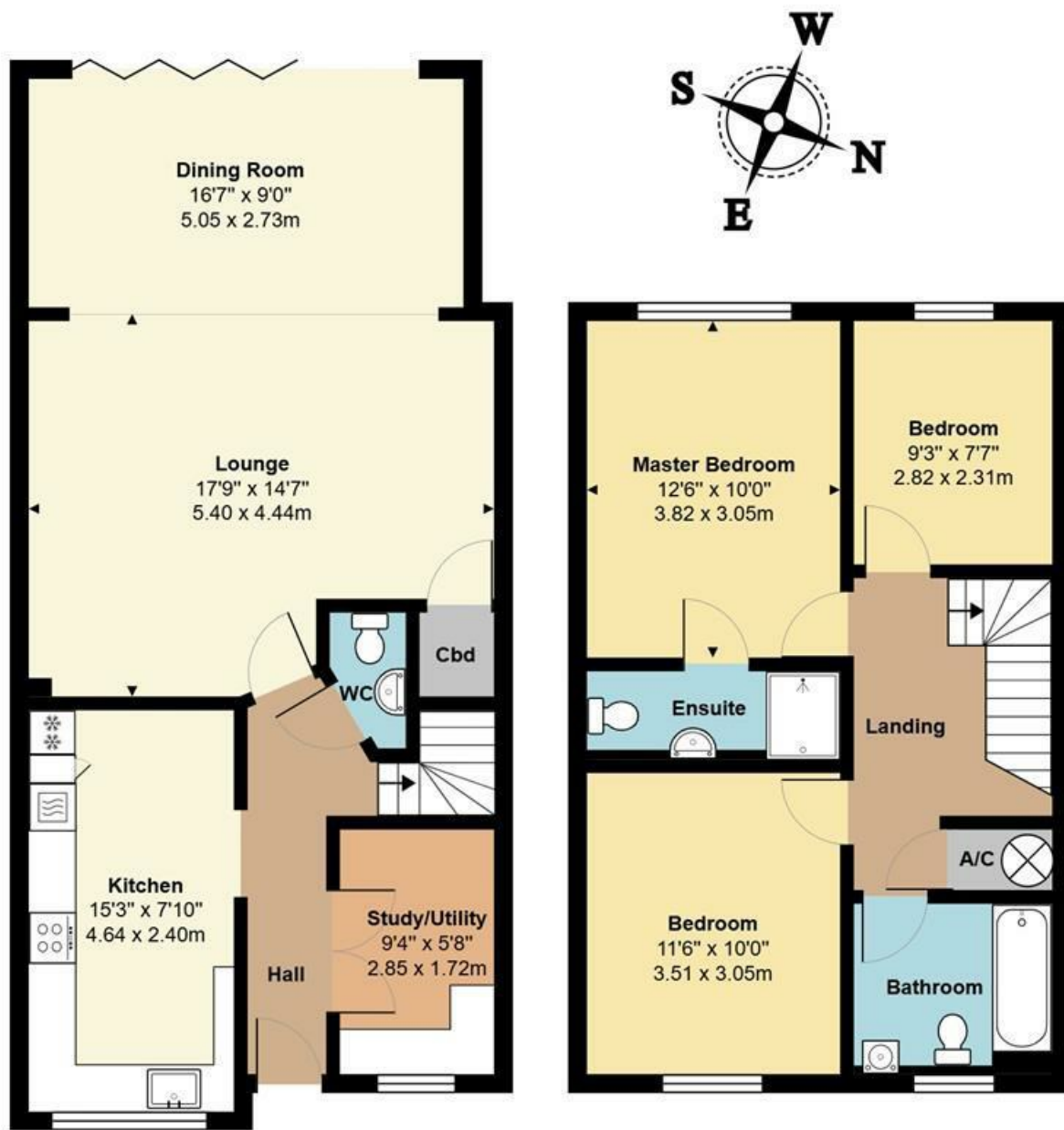
Family Bathroom

Rear Garden  
approx 40' x 23' (approx 12.19m x 7.01m)

Parking  
Driveway for 1 car in front of the property. Additional unallocated parking bays opposite.







**Ground Floor**  
Area: 672 ft² ... 62.5 m²

**First Floor**  
Area: 508 ft² ... 47.2 m²

**Total Area: 1181 ft² ... 109.7 m²**  
All measurements are approximate and for display purposes only

