



11 Andrew Close, Shenley
Herts WD7 9LN
Guide Price £565,000

Offered for sale CHAIN FREE is this stunning house located in a prime location for all local amenities.

Built as a three bedroom house, this has now been converted into a two bedroom home offering two generous bedrooms and two bathrooms - including one ensuite shower room.

The property also benefits from a lovely conservatory in addition to the living room, and a beautiful kitchen and downstairs wc.

There is a south facing sunny aspect low maintenance garden and parking for two cars to the front of the property.

****Please note that this property has a covenant in place and is only available to over 55's.****

EPC Rating Band C.



Entrance Hall

Downstairs WC

Lounge Diner

27'7 x 10'4 at max points (8.41m x 3.15m at max points)

Kitchen

9'7 x 7'3 (2.92m x 2.21m)

Conservatory

11'7 x 9'10 (3.53m x 3.00m)

Landing

Bedroom One

13'11 x 11'7 into wardrobes (4.24m x 3.53m into wardrobes)

En-Suite Bathroom

Bedroom Two

9'11 x 8'11 (3.02m x 2.72m)

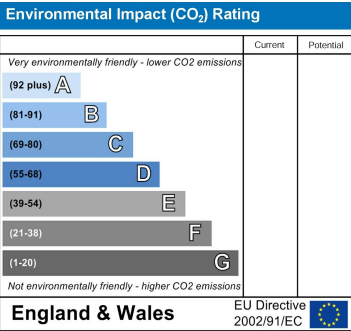
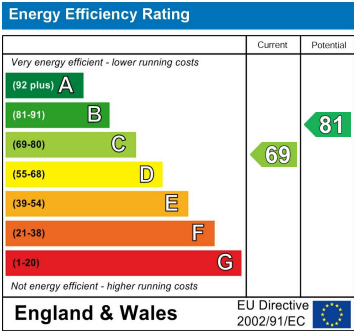
En-Suite Shower Room

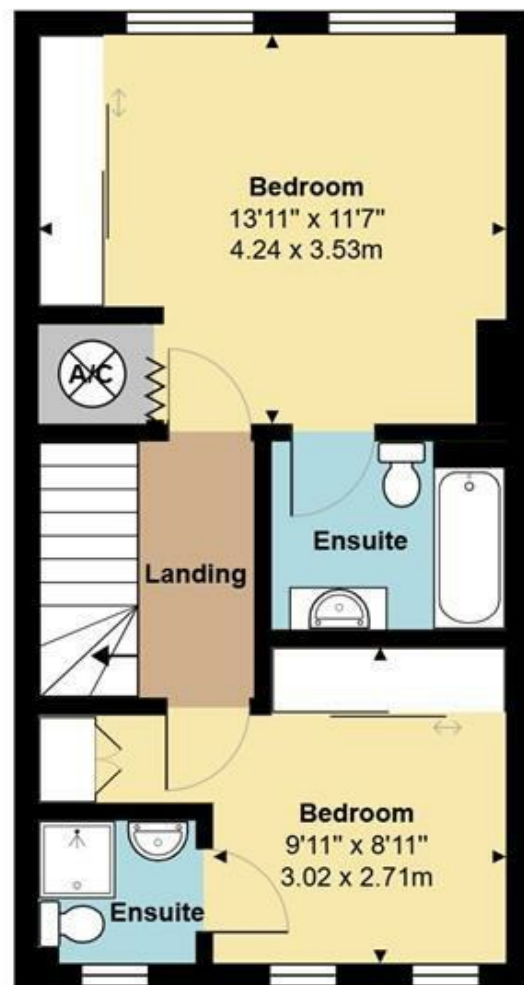
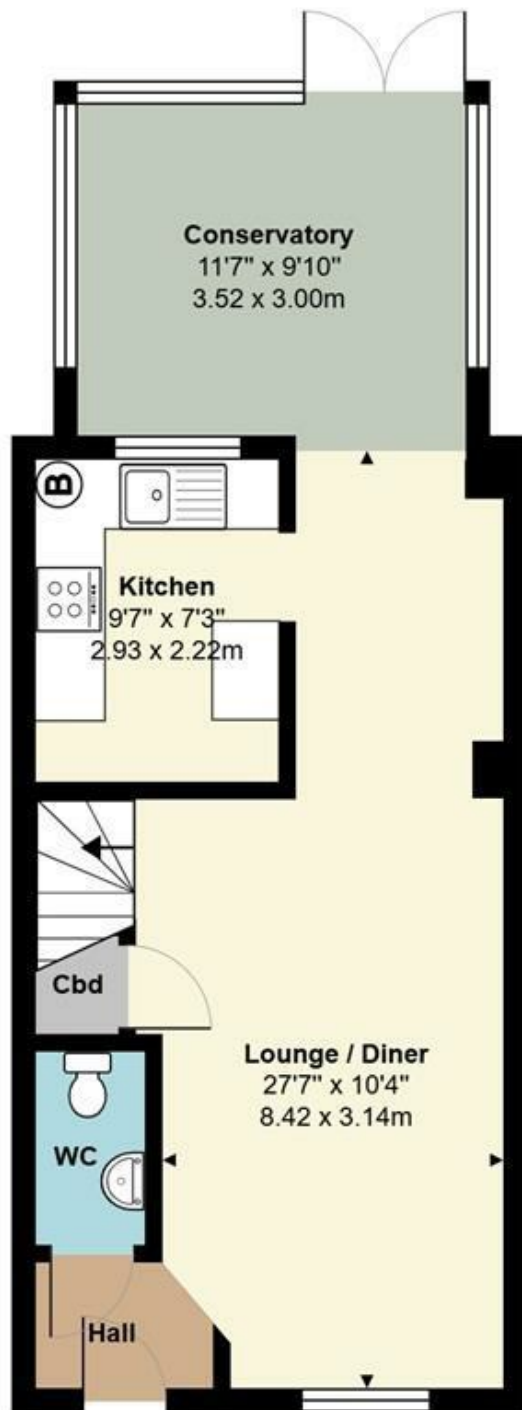
Rear Garden

South facing

Parking

Driveway for 2 cars in front of the property





Ground Floor
Area: 506 ft² ... 47.0 m²

First Floor
Area: 384 ft² ... 35.7 m²

Total Area: 891 ft² ... 82.7 m²
All measurements are approximate and for display purposes only

