



**29 Hamblings Close, Shenley
WD7 9JJ
Guide Price £545,000**

Offered for sale (with a short complete upper chain in place) is this lovely house located at a very quiet end of a popular close in Porters Park. Hamblings Close is adjacent to Shenley Park and neighbouring greenbelt land and offers instant access to the Park and is well appointed for all other local amenities whilst being private.

Well maintained and ready to move into, accommodation comprises three bedrooms, a recently modernised family bathroom, downstairs wc, kitchen, dining room, conservatory and living room. The property also benefits from a west facing sunny aspect garden overlooking countryside, a garage with parking to the front and offers potential to extend (stpp).

Ready to move into, this is a truly lovely home and viewing is strongly recommended to fully appreciate all that it offers.

EPC Rating Band C.



Entrance Hall

Downstairs WC

Lounge

15'11 x 12'10 at max points (4.85m x 3.91m at max points)

Dining Room

9'3 x 7'11 (2.82m x 2.41m)

Kitchen

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

Conservatory

8'6 x 7'9 (2.59m x 2.36m)

Landing

Bedroom One

12'4 including wardrobes x 9' (3.76m including wardrobes x 2.74m)

Bedroom Two

9'5 x 9' (2.87m x 2.74m)

Bedroom Three

7'5 x 6'7 (2.26m x 2.01m)

Bathroom

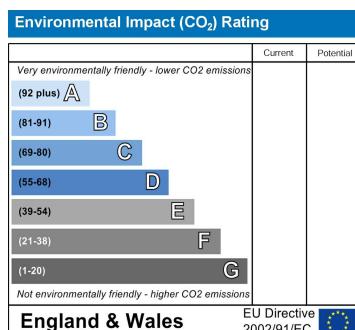
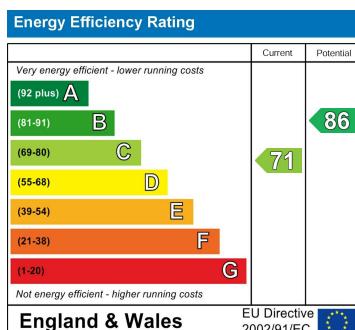
Rear Garden

West Facing and overlooking open countryside to the rear.

Garage & Driveway

17'6 x 8'10 (5.33m x 2.69m)

Single garage with a driveway for one car in front to the side of the property.



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