



**31 Mulberry Gardens, Shenley
Hertfordshire WD7 9LB
Guide Price £1,175,000**

Aitchisons are delighted to offer for sale this well presented, five bedroom property located in a shared driveway at the top end of Porters Park.

Offered CHAIN FREE, Just steps from both the local shops and Shenley Park, the property is perfectly appointed for all local amenities. Accommodation comprises five bedrooms (four of which are generous doubles), three bathrooms (two of which are ensuite shower rooms), downstairs wc, spacious kitchen diner, large double aspect living room, another large family room leading to another reception room (currently used as an office) with it's own wc and entrance. There is parking for two cars and a lovely level rear garden.

EPC Rating Band C.



Entrance Hall

Downstairs WC

Lounge/Cinema Room
21'3 excluding bay window x 11'3 at max points (6.48m excluding bay window x 3.43m at max points)

Kitchen Diner
24'1 x 15'11 at max points (7.34m x 4.85m at max points)

Utility Room
9'2 x 5' (2.79m x 1.52m)

Family Room
16'1 x 16'1 at max points (4.90m x 4.90m at max points)

Studio/Office
16'1 x 8'5 at max points (4.90m x 2.57m at max points)

WC

Landing

Master Bedroom
16'1 x 15'10 at max points (4.90m x 4.83m at max points)

En-Suite Shower Room

Bedroom Two
13'1 into wardrobes x 12'3 (3.99m into wardrobes x 3.73m)

En-Suite Shower Room

Bedroom Three
11'3 into wardrobes x 10'6 (3.43m into wardrobes x 3.20m)

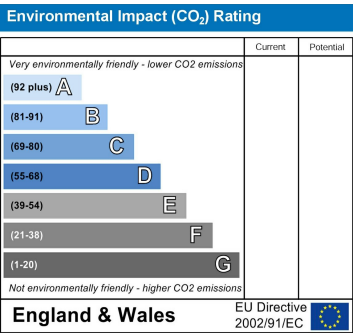
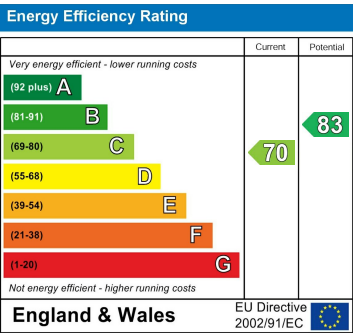
Bedroom Four
11'3 into wardrobes x 10'6 (3.43m into wardrobes x 3.20m)

Bedroom Five
10'7 x 6'4 (3.23m x 1.93m)

Family Bathroom

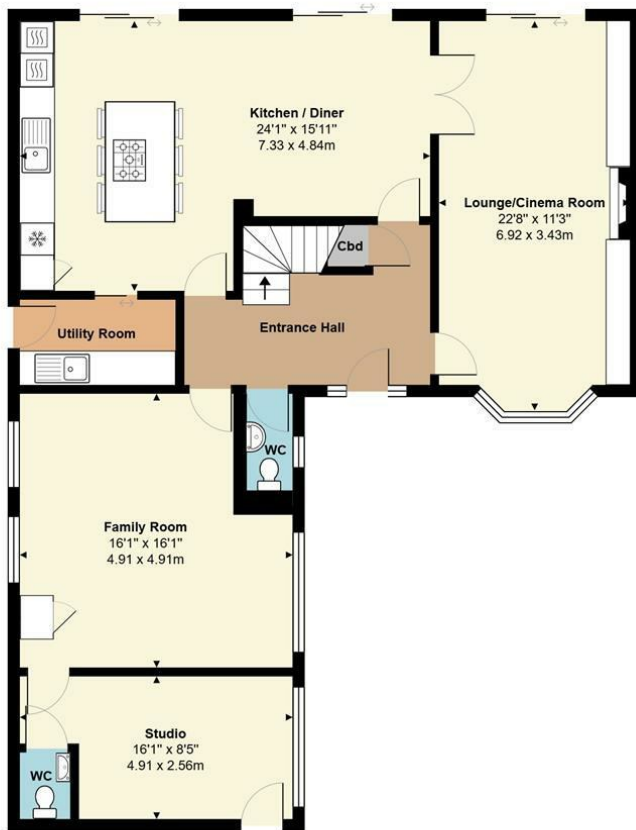
Rear Garden

Parking
Driveway for 2 cars in front of the property



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Total Area: 2234 ft² ... 207.5 m²
All measurements are approximate and for display purposes only