







## Andrew Close, Shenley, WD7 9LN

## Guide Price £565,000 Freehold

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

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.

EPC Rating Band C.

- Over 55's Only
- Two Double Bedrooms (Originally Three)
- Two Bathrooms
- Downstairs WC
- Driveway For 2 Cars

## Conservatory 11'7" x 9'10" 3.52 x 3.00m Bedroom 13'11" x 11'7" 4.24 x 3.53m Landing Landing Ensuite Bedroom 9'11" x 8'11" 3.02 x 2.71m Bedroom 9'11" x 8'11" 3.02 x 2.71m

**VIEWING** 

Strictly by appointment with Susmans Estates

Tel: 01923 859444
299 Watling Street
Radlett
WD7 7LA

E-mail:

office@susmansestates.com

Website:

susmansestates.com

Ref:



Ground Floor Area: 506 ft² ... 47.0 m²

First Floor Area: 384 ft² ... 35.7 m²

