

'Your **home** is our business'



## 3 Ashmeads Court Porters Park Drive, Shenley Hertfordshire WD7 9JU Guide Price £1,395,000

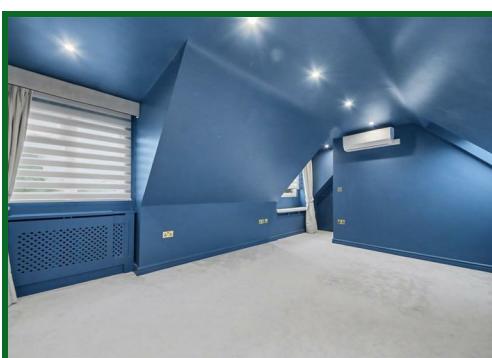
Offered for sale CHAIN FREE is this stunning house located on Porters Park Drive. It is situated in a coveted position opposite access to Shenley Park and on the perimeter of the Shenley Mansion sat in the heart of Porters Park. In a private close of just three houses, this property has been extended and is done to a high standard offering in excess of 2600sq' of living space.

Accommodation is over three floors, with a master suite (comprising bedroom, lobby, luxury bathroom with steam room and dressing room on the top floor, there are four further bedrooms, two bathrooms (including one ensuite), laundry/utility area and storage space on the middle floor. The ground floor benefits from a study, living room, dining room, wc and a capacious open plan kitchen, dining & living space with bi-fold doors to the larger than average garden which has a large patio area, two level lawned area and outdoor kitchen.

The property also benefits from a driveway for two cars. The double garage has been converted and comprises an annexe offering a 6th bedroom with it's own kitchen and shower room. There is a walk in coat & boot room and an additional space which can be used as a gym or for extra storage.

This is a truly unique property offering a high standard of living and comes with air conditioning in multiple bedrooms and living areas, the steam room, and many other additions to make this a truly wonderful home.

EPC Rating Band C.



20 Andrew Close, Shenley | Herts WD7 9LP  
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## Entrance Hall

## Downstairs WC

## Study

10'8 x 6'11 (3.25m x 2.11m)

## Reception

21'2 x 13'2 (6.45m x 4.01m)

## Reception

10' x 10' (3.05m x 3.05m)

## Kitchen

27'1 x 15'2 at max points (8.26m x 4.62m at max points)

## Annexe

15' x 8'5 at max points (4.57m x 2.57m at max points)

## Storage/Gym

13' x 12'8 (3.96m x 3.86m)

## Landing

## Bedroom Two

14'5 x 10'8 (4.39m x 3.25m)

## En-Suite

## Bedroom Three

14'5 x 10'8 (4.39m x 3.25m)

## Bedroom Four

12'8 x 10' (3.86m x 3.05m)

## Bedroom Five

10'2 x 9'10 (3.10m x 3.00m)

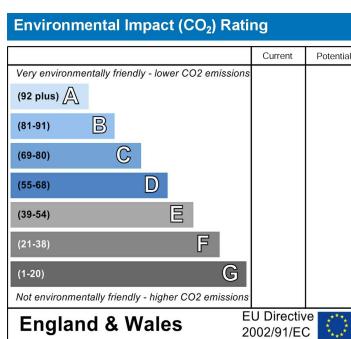
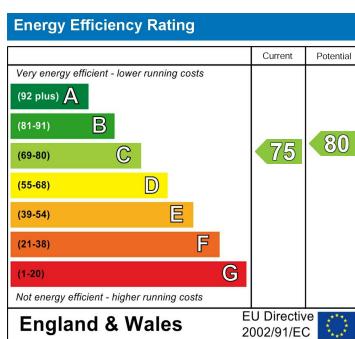
## Family Bathroom

## Master Bedroom

22'1 x 13'5

## En-Suite Bathroom

## Rear Garden



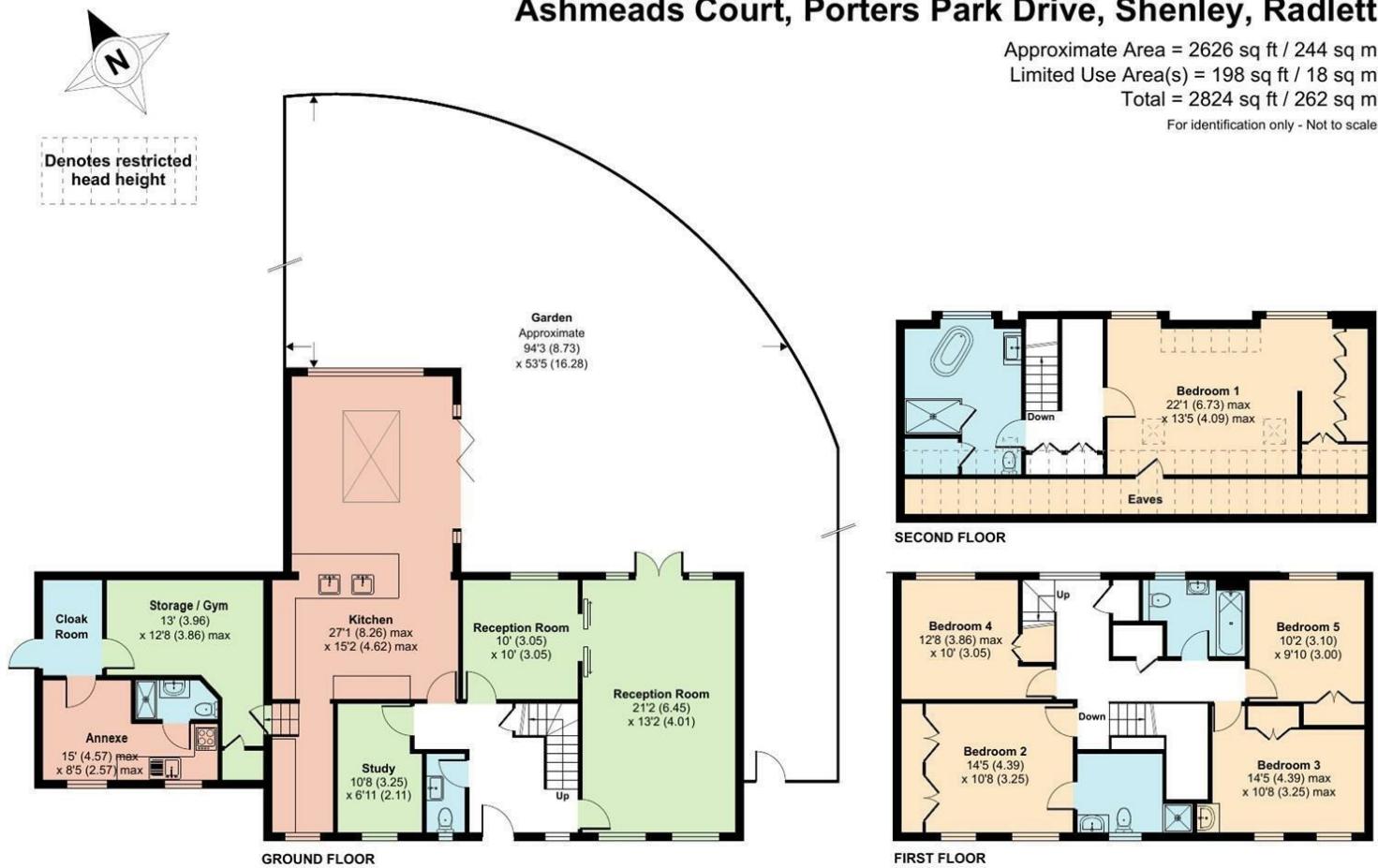
## Ashmeads Court, Porters Park Drive, Shenley, Radlett

Approximate Area = 2626 sq ft / 244 sq m

Limited Use Area(s) = 198 sq ft / 18 sq m

Total = 2824 sq ft / 262 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2022. Produced for Statons. REF: 798053