shenley estates

'Your *home* is our business'

16 King Charles Road, Shenley
WD7 9HZ
Guide Price £850,000

We are delighted to offer for sale this spacious four-bedroom detached home, ideally located just a short walk from the shops and close to Shenley Park and local amenities.

Offering generous space for family living and entertaining, the ground floor features a bright, open-plan kitchen, dining and living area, complemented by a separate spacious lounge, utility room and downstairs WC.

Upstairs, there are four bedrooms and two bathrooms, including an ensuite to the principal bedroom.

Outside, the property enjoys a front garden, a lovely rear garden and a driveway providing parking for two cars. There is also potential to extend, subject to planning permission.

With its spacious accommodation and convenient location, this lovely home needs to be viewed to be fully appreciated.

EPC Rating Band C.

20 Andrew Close, Shenley | Herts WD7 9LP
Tel: 01923 856464 | Email: info@shenleyestates.com

Entrance Hall

Downstairs WC

Lounge
13'11 x 11'7 (4.24m x 3.53m)

Kitchen Diner
30' x 9'5 (9.14m x 2.87m)

Utility
6'3 x 4'9 (1.91m x 1.45m)

Study
8'4 x 7'2 (2.54m x 2.18m)

Landing

Master Bedroom
12'1 excluding wardrobes x 11'11 (3.68m excluding wardrobes x 3.63m)

En-Suite Shower Room

Bedroom Two
9'10 excluding wardrobe x 9'8 (3.00m excluding wardrobe x 2.95m)

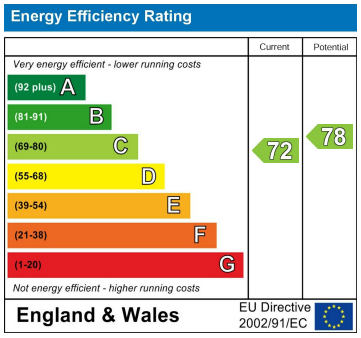
Bedroom Three
9'4 x 8'5 (2.84m x 2.57m)

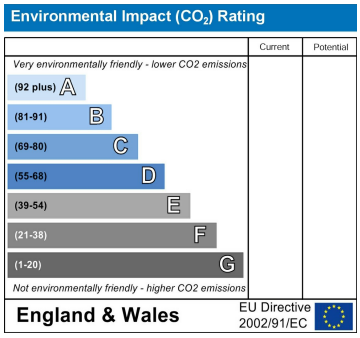
Bedroom Four
8'5 x 6'9 (2.57m x 2.06m)

Family Bathroom

Rear Garden

Parking
Driveway for 2 cars in front of the property.





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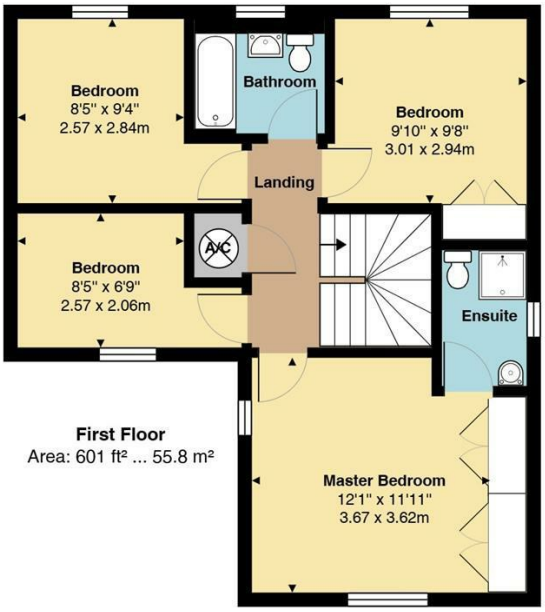
Ground Floor
Area: 651 ft² ... 60.5 m²



First Floor
Area: 601 ft² ... 55.8 m²

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Total Area: 1252 ft² ... 116.3 m²
All measurements are approximate and for display purposes only