



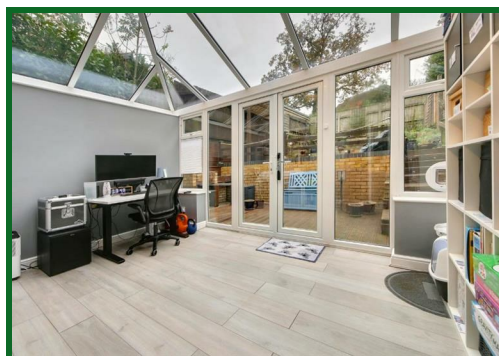
**39 King Charles Road, Shenley  
Hertfordshire WD7 9HZ  
Offers In Excess Of £550,000**

We are delighted to offer for sale this immaculate three bedroom semi-detached house. Offered in superb decorative order accommodation comprises three bedrooms, family bathroom, downstairs wc, generous living room, kitchen diner and full width spacious conservatory. The master bedroom has a feature vaulted ceiling and the property has been fully modernised.

The property also benefits from being situated in a quiet shared driveway and has a garage with parking to the front and a south west facing landscaped rear garden.

Viewing is strongly recommended.

EPC Rating Band D.



Entrance Hall

Downstairs WC

Lounge  
13'5 x 13'1 at max points (4.09m x 3.99m at max points)

Kitchen Diner  
16'7 x 9'10 (5.05m x 3.00m)

Conservatory  
14' x 10'3 (4.27m x 3.12m)

Landing

Bedroom One  
11'7 excluding wardrobes x 9'9 (3.53m excluding wardrobes x 2.97m)

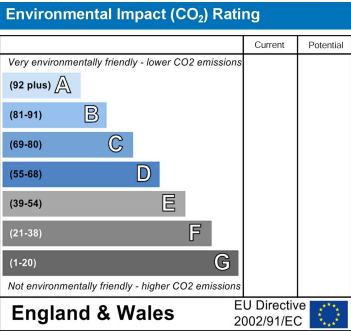
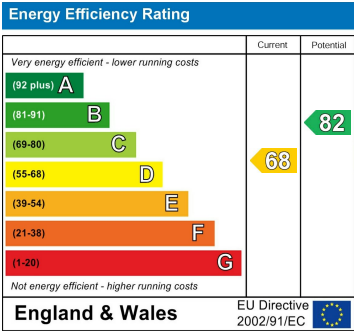
Bedroom Two  
9'9 x 9'7 (2.97m x 2.92m)

Bedroom Three  
7'10 x 6'7 (2.39m x 2.01m)

Family Bathroom

Rear Garden  
South-West Facing.

Garage & Parking  
Single garage in front of the property with driveway for one car.



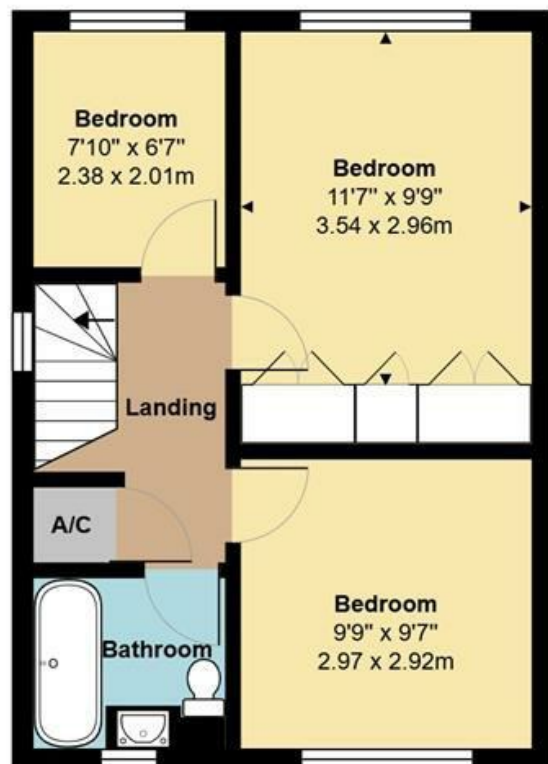




'Your *home* is our business'



**Ground Floor**  
Area: 560 ft<sup>2</sup> ... 52.0 m<sup>2</sup>



**First Floor**  
Area: 394 ft<sup>2</sup> ... 36.6 m<sup>2</sup>



**Total Area: 953 ft<sup>2</sup> ... 88.6 m<sup>2</sup>**  
All measurements are approximate and for display purposes only