shenley estates

'Your home is our business'



6 Ridgehill Rise, Shenley
WD7 9FP
Guide Price £1,350,000

Offered for sale is this lovely spacious detached executive home within a private gated development of just eight luxury detached houses. This prestigious development, built in 2022 is sited on the outskirts of Shenley in a quiet and secluded location, yet easily accessible to major roads, Shenley Village, sought after schools and other local amenities.

This sustainable home with a reduced carbon footprint offers over 2500 square feet of living space with four double bedrooms, three bathrooms (including two ensuites), and extensive downstairs living space comprising spacious entrance hall, wc, a large open plan kitchen, dining and living area with separate utility room and two additional reception rooms. The property also benefits from a garage and driveway.

Immediate viewing is strongly recommended.

Please note there is annual service charge of around £1000.

EPC Rating: B







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

Entrance Hall

Downstairs WC

Study/Playroom
15'3 x 9'2 (4.65m x 2.79m)

Lounge
20'1 x 14'10 excluding bay window (6.12m x 4.52m excluding bay window)

Kitchen/Dining/Living Area
30'2 x 23'8 at max points (9.19m x 7.21m at max points)

Utility Room
9'2 x 6'4 (2.79m x 1.93m)

Landing

Master Bedroom
14'9 x 13'9 excluding wardrobes (4.50m x 4.19m excluding wardrobes)

En-Suite Shower Room

Bedroom Two
14'10 x 11'8 (4.52m x 3.56m)

En-Suite Shower Room

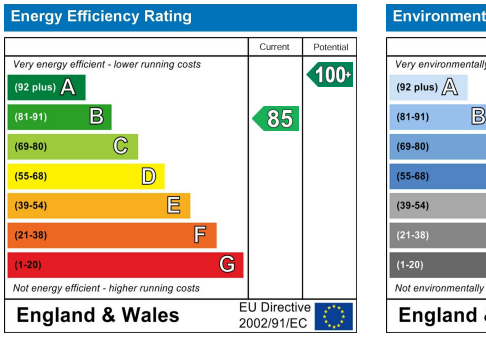
Bedroom Three
15'7 x 14'10 at max points (4.75m x 4.52m at max points)

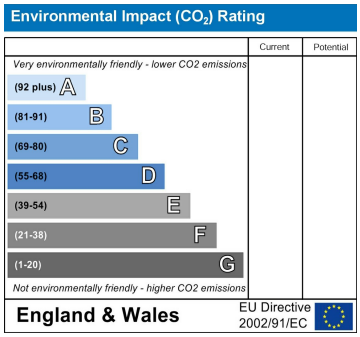
Bedroom Four
13'3 x 9'9 (4.04m x 2.97m)

Family Bathroom

Rear Garden

Garage & Driveway
Detached single garage with driveway for 2 cars in front.











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Ground Floor
Area: 1385 ft² ... 128.7 m²

Total Area: 2518 ft² ... 234.0 m²
All measurements are approximate and for display purposes only

First Floor
Area: 1133 ft² ... 105.3 m²

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