



**40 King Charles Road, Shenley
 Herts WD7 9HZ
 Offers In Excess Of £650,000**

Offered for sale with a complete and short upper chain is this lovely detached house located on a popular road in Porters Park. The property has been well maintained and is offered in good decorative order.

Built as a three bedroom house by Tay Homes in the mid 1990s the current vendor has knocked through bedrooms two and three to offer a very spacious 'second' bedroom. Both doors are still in place and all that needs doing is for the partition wall to be replaced to reinstate this as a spacious three bedroom house. Accommodation also comprises two bathrooms (including one ensuite to the master bedroom), downstairs wc, fully fitted kitchen, a lovely double aspect lounge diner and conservatory offering additional 'reception' space.

The property also benefits from gardens to the front and rear, and a garage with driveway to the front.

Immediate viewing is strongly recommended.

EPC Rating Band D.



Entrance Hall

WC

Lounge Diner
22'5 excluding bay window x 10'11 (6.83m excluding bay window x 3.33m)

Conservatory
10'7 x 10'2 (3.23m x 3.10m)

Kitchen
13'6 x 9'3 (4.11m x 2.82m)

Landing

Master Bedroom
12'3 excluding bay window x 11'2 (3.73m excluding bay window x 3.40m)

En-Suite Shower Room

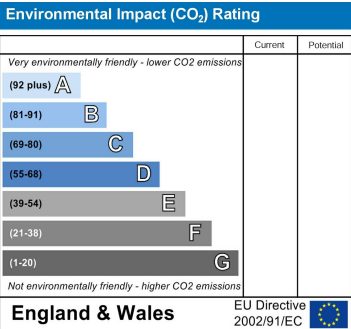
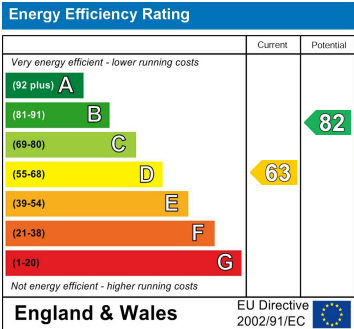
Bedroom Two
11'2 x 8'10 at max points (3.40m x 2.69m at max points)

Bedroom Three
9'4 x 6'5 (2.84m x 1.96m)

Family Bathroom

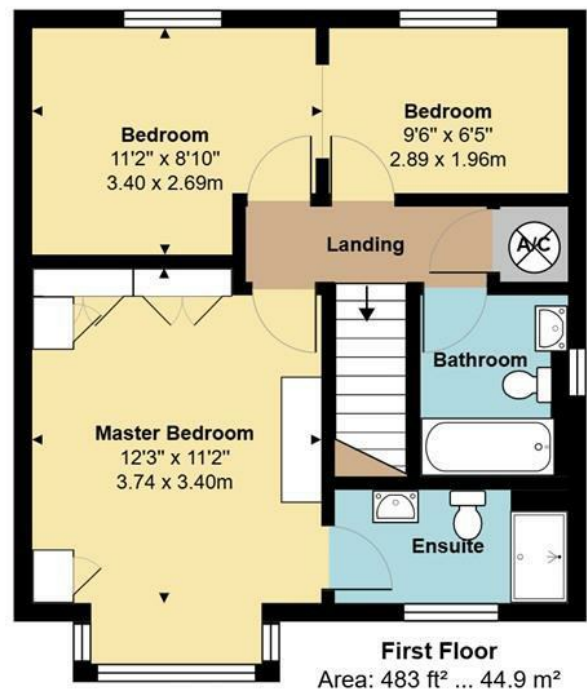
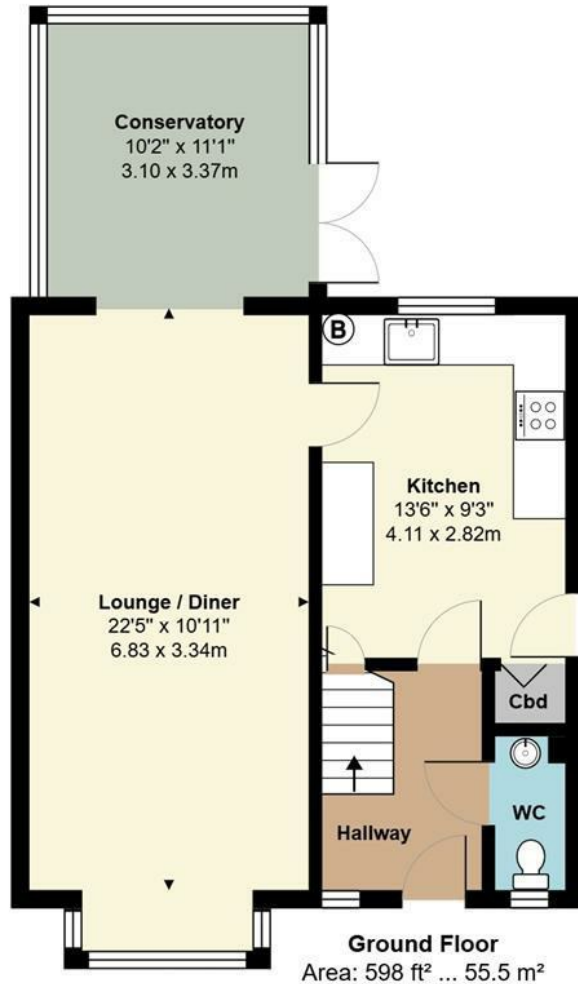
Rear Garden

Garage & Parking
16'6 x 8'4 (5.03m x 2.54m)
Single garage to the side of the property with driveway for one car in front



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Total Area: 1081 ft² ... 100.4 m²
All measurements are approximate and for display purposes only