



21 Trafford Close, Shenley
WD7 9HU
Guide Price £420,000

Offered for sale is this lovely two bedroom house situated within a quiet cul-de-sac in Porters Park. With a short cut to walk to the local shops, close to bus stops and with easy access to Shenley Park this property is well appointed for all local amenities.

The property benefits from a bright and spacious lounge diner, fitted kitchen to the rear opening out onto a low maintenance garden with gated rear access. Upstairs, there are a two lovely bedrooms (the main bedroom benefits from fitted wardrobes) and a recently modernised bathroom.

With a driveway for 2 cars directly in front of the property, and potential to extend to the rear (stpp) this is an ideal first time buy or downsize move and internal viewing is highly recommended.

EPC Rating Band C.



Front Porch

Lounge Diner

14'8 x 9'9 at max points (4.47m x 2.97m at max points)

Kitchen

12'9 x 7'9 (3.89m x 2.36m)

Landing

Bedroom One

12'9 at max point x 8'11 excluding wardrobes (3.89m at max point x 2.72m excluding wardrobes)

Bedroom Two

11'3 x 7'8 at max point (3.43m x 2.34m at max point)

Bathroom

Rear Garden

Gated rear access

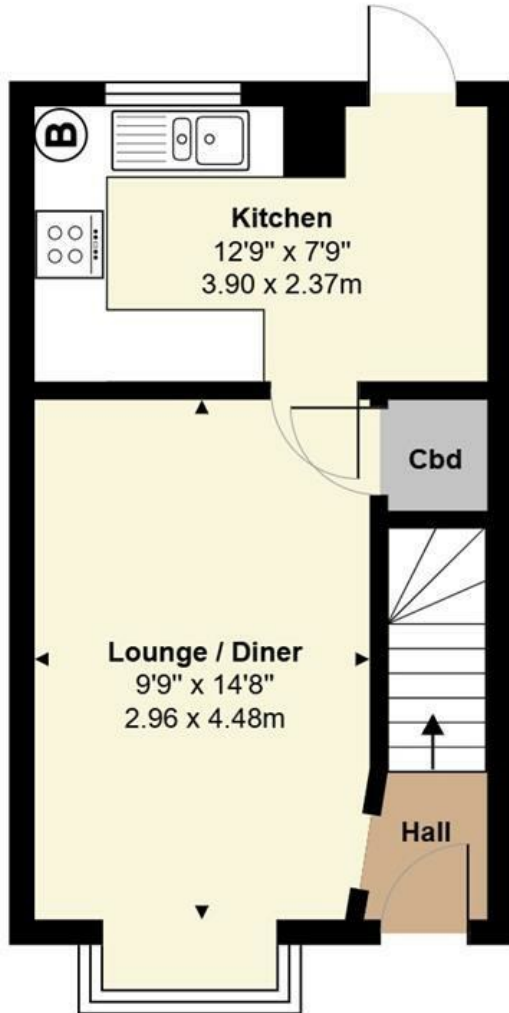
Parking

Driveway for 2 cars in front of the property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

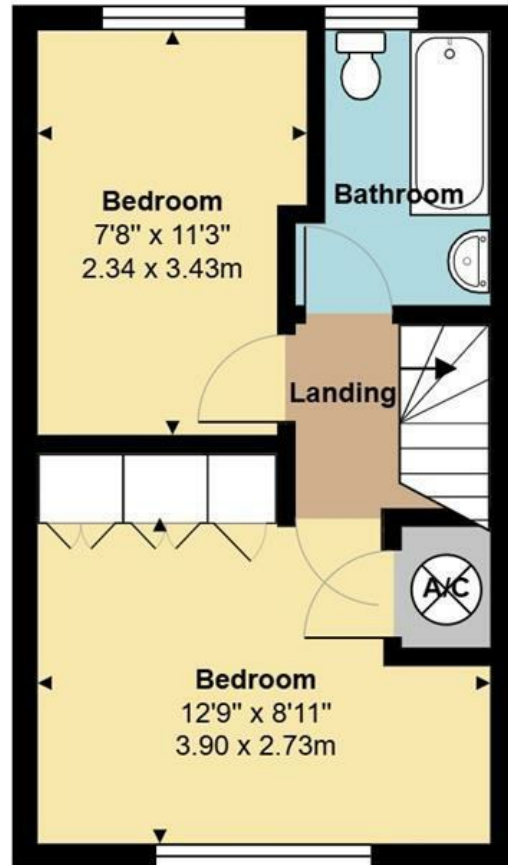
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Ground Floor

Area: 303 ft² ... 28.2 m²



First Floor

Area: 294 ft² ... 27.3 m²

Total Area: 597 ft² ... 55.5 m²

All measurements are approximate and for display purposes only



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