



**36 Hamblings Close, Shenley
WD7 9JJ
Guide Price £465,000**

Offered for sale CHAIN FREE is this beautifully presented, semi-detached, two bedroom house located at the end of a popular cul-de-sac in Porters Park. The house is offered in excellent decorative order and is naturally bright. It also benefits from two allocated parking bays and a lovely rear garden. There is also potential to extend (stpp) . This house is well appointed for all local amenities.

Accommodation comprises two bedrooms, an updated bathroom, modernised kitchen diner and spacious living room.

Viewing is strongly recommended.

EPC Rating Band C.



Front Porch

Lounge

13'6 x 12'9 (4.11m x 3.89m)

Kitchen Diner

13'6 x 8'10 (4.11m x 2.69m)

Landing

Bedroom One

11'10 x 10'1 excluding wardrobes (3.61m x 3.07m excluding wardrobes)

Bedroom Two

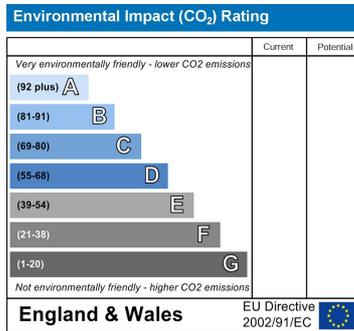
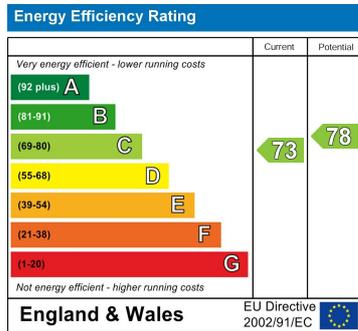
9'10 x 6'11 (3.00m x 2.11m)

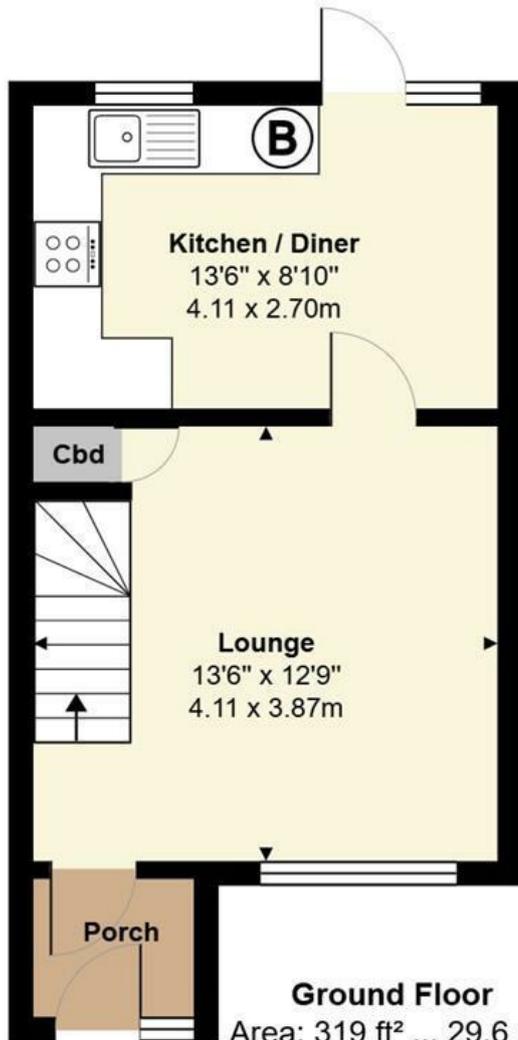
Bathroom

Rear Garden

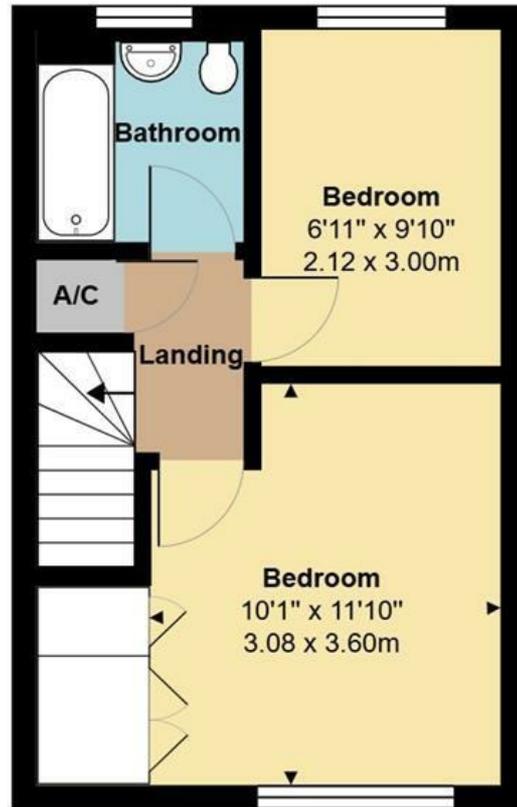
Parking

2 allocated parking bays in front of the property





Ground Floor
Area: 319 ft² ... 29.6 m²



First Floor
Area: 298 ft² ... 27.7 m²

Total Area: 617 ft² ... 57.3 m²

All measurements are approximate and for display purposes only

