shenley estates

'Your home is our business'



28 Nell Gwynn Close, Shenley
Hertfordshire WD7 9JA
Guide Price £400,000





This two bedroom semi-detached house presents a wonderful opportunity for those looking to create their dream home. Built in 1998, the property comprises almost 800 square feet of living space.

Offered CHAIN FREE, entry is via a small lobby leading to a spacious living room and then onto a kitchen diner and conservatory. To the first floor there are two well-proportioned bedrooms and a bathroom.

There is off street allocated parking to the side of the property for two vehicles and both a front and rear garden. The property does need work inside and out but is priced competitively to reflect this.

Situated in an excellent location just a few minutes walk to the local shops and other local amenities, this is a wonderful investment for someone who is willing to do some work to make this property their own.

EPC Rating Band C
Council Tax Band D

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

Entrance Hall

Lounge
15'4 x 12'5 (4.67m x 3.78m)

Kitchen
12'4 x 10'1 (3.76m x 3.07m)

Conservatory
12'10 x 10'9 (3.91m x 3.28m)

Landing

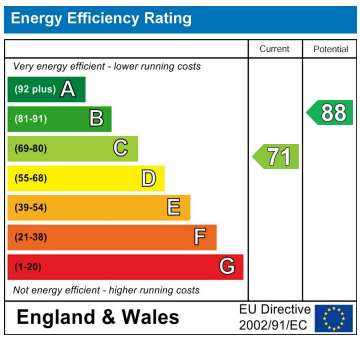
Bedroom One
12'4 x 10'1 into wardrobes (3.76m x 3.07m into wardrobes)

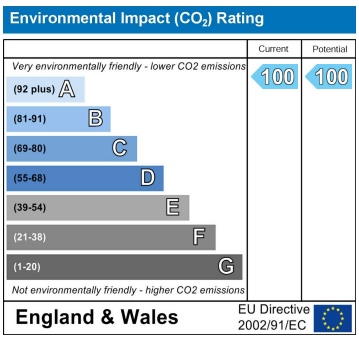
Bedroom Two
12'4 x 8'1 (3.76m x 2.46m)

Bathroom

Rear Garden
South-East facing.

Parking
Allocated parking for 2 cars to the side of the property.









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Ground Floor
Area: 478 ft² ... 44.4 m²

First Floor
Area: 321 ft² ... 29.8 m²

Total Area: 798 ft² ... 74.2 m²
All measurements are approximate and for display purposes only

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