



**18 Nell Gwynn Close, Shenley
Hertfordshire WD7 9JA
Guide Price £635,000**

We are delighted to bring to the market this truly lovely three/four bedroom house situated in a private driveway in Porters Park.

This house benefits from flexible living space, and with an extension to the ground floor now boasts a spacious and bright open plan kitchen with dining space and separate utility room. In addition, a second bathroom was added too a generous size room that has been used as an additional bedroom and is currently used as a further reception room. There is another lovely living room, entrance hall with walk in cloak 'room' and upstairs has three bedrooms (two doubles and one single) and a beautiful bathroom.

Decorated to a high standard and with air conditioning in all main rooms, the property also benefits from a garage (currently fitted out as a gym also with aircon) , parking to the front with EV charger and a sunny aspect garden.

EPC Rating Band C.



Entrance Hall

Lounge

13'5 x 13'5 (4.09m x 4.09m)

Kitchen Diner

21'5 x 10'9 at max points (6.53m x 3.28m at max points)

Utility Room

Bedroom/Reception

17' x 9'9 at max points (5.18m x 2.97m at max points)

En-Suite Shower Room

Landing

Bedroom One

11'3 x 9'2 (3.43m x 2.79m)

Bedroom Two

9'4 x 9'2 (2.84m x 2.79m)

Bedroom Three

7'9 x 7'3 (2.36m x 2.21m)

Family Bathroom

Rear Garden

Garage & Parking

17'8 x 8'9 (5.38m x 2.67m)

Single garage in front of the property with driveway for one car in front.

