



**19 The Lawns, Shenley
WD7 9EZ
Guide Price £875,000**

Shenley Estates are delighted to offer for sale this truly lovely house located within the exclusive gated development that is The Lawns in Porters Park.

CHAIN FREE & with VACANT POSSESSION this spacious townhouse offers just shy of 1900sq' of living accommodation comprising four bedrooms, three bathrooms (including two en-suites), updated fully fitted kitchen (with space for a table), utility room, downstairs wc and elegant living room leading to dining room featuring a high ceiling both with access to the sunny aspect garden.

The property also benefits from an integral garage (which many properties have converted), a driveway for two cars, southerly aspect garden with a gate leading directly into Shenley Park.

Being located at the rear of this exclusive development offers both privacy and quiet with this property being set just towards one of the rear corners.

The Lawns is situated close to all local amenities, with a short level walk to the local shops.

Immediate viewing is strongly recommended.

EPC Rating Band C.



Entrance Hall

Downstairs WC

Kitchen Breakfast Room
12'9 x 7'10 (3.89m x 2.39m)

Utility Room
5'8 x 5' (1.73m x 1.52m)

Lounge
16'8 x 14'5 at max points (5.08m x 4.39m at max points)

Dining Room
11'5 x 9'2

Landing

Master Bedroom
14' x 13'8 into wardrobes (4.27m x 4.17m into wardrobes)

En-Suite Bathroom

Bedroom Three
13'2 into wardrobes x 9'2 (4.01m into wardrobes x 2.79m)

Bedroom Four
9'9 x 7'10 (2.97m x 2.39m)

Family Bathroom

Landing

Bedroom Two
17' at max points x 14'7 (5.18m at max points x 4.45m)

En-Suite Bathroom

Rear Garden

Garage & Parking
16'11 x 8'6 (5.16m x 2.59m)
Driveway for 2 cars in front of the property



