



**94 London Road, Shenley  
Hertfordshire WD7 9DX  
Guide Price £675,000**

Offered for sale is this most lovely character property in the heart of Shenley Village. This property is in need of some care and attention and a full makeover to realise it's full potential.

With generous living space and configured over three floors, this pretty semi detached house currently has three bedrooms and two bathrooms (one on the top floor and one downstairs) and several downstairs flexible spaces.

The property boasts a lovely low maintenance garden and very big garage space that could make an ideal annexe (stpp), or possibly could be a development opportunity.

This is a wonderful project for the end user to create a spacious and luxury home. The vendor has priced this property taking into account the required work.

Please contact us for more information and internal photos.

EPC Rating: E



## Front Porch

## Lounge Diner

24'3 x 12'8 at max points (7.39m x 3.86m at max points)

## Kitchen Diner

13'10 x 12'1 (4.22m x 3.68m)

## Utility Room

13' x 8' (3.96m x 2.44m)

## Downstairs Bathroom

## Garage

30' x 17'3 at max points (9.14m x 5.26m at max points)

## Landing

## Bedroom Two

11'11 x 11'3 into wardrobes (3.63m x 3.43m into wardrobes)

## Bedroom Three

11'11 x 10'2 into wardrobes (3.63m x 3.10m into wardrobes)

## Master Bedroom

12'11 x 11'7 at max points (3.94m x 3.53m at max points)

## En-Suite Shower Room

## Rear Garden

## Driveway

Parking for 2/3 cars in front of the property

