



Heath Way, Shenley

In Excess of £500,000

proffitt  
& holt





## Heath Way

Shenley, Radlett

Proffitt and Holt are delighted to offer to the market this rarely available two bedroom, extended semi-detached modern home, set within the highly sought-after Harperbury Park development offering two double bedrooms, two bathrooms (1 en-suite) and combining a modern design with a peaceful semi-rural setting. Ideally positioned between Radlett and Shenley, residents enjoy picturesque surroundings with easy access to local amenities and direct train links to Central London.

The current owners have added a rear extension, creating a fabulous dining/family area that's perfect for entertaining or family meals, flooded with natural light courtesy of their framed glass and floor to ceiling doors out. The ground floor also features a guest cloakroom, lovely living room and a contemporary, fully fitted kitchen with high-quality fittings, ample work surfaces and breakfast bar as well as a separate utility room. Upstairs, there are two double bedrooms - both benefitting from built in storage and one boasting its own en suite shower room, while the other is served by a modern family bathroom. The rear garden is low maintenance and approached via full length double opening patio doors and makes for ideal al fresco dining and relaxation. There is also ample parking for two vehicles to the side of the house, making for a convenient and 'easy living' feel in this rarely available and 'high spec' freehold family home.

The development has beautiful communal gardens and a full children's play area with swings and climbing frames. Additionally, there is a dedicated bus service with regular timetables to Radlett (2.5mils/8 mins drive).

To fully appreciate what this beautiful home offers, please contact Proffitt and Holt estate agents.



## Heath Way

Shenley, Radlett



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Council Tax Band: D

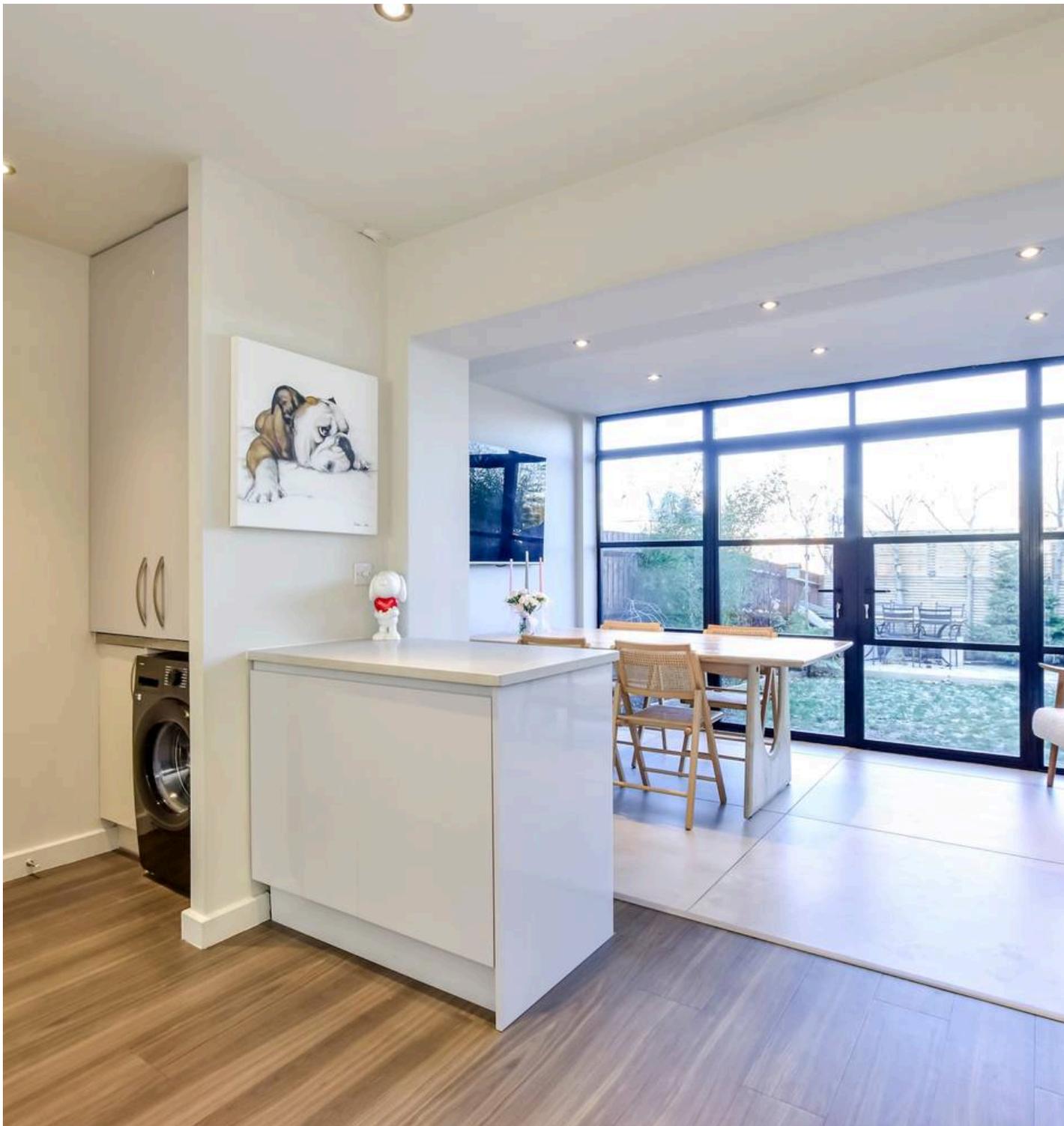
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two Bedrooms
- Semi Detached
- Modern Development
- Modern Kitchen
- Dining Room with Modern Floor to Ceiling Glass Doors Out
- Parking for Two Alongside the Property
- Tastefully Presented Throughout
- Two Bathrooms
- Sought After and Exclusive Location





*For broadband and mobile speeds see:*

*<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>*

## **General Information**

### **Services**

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

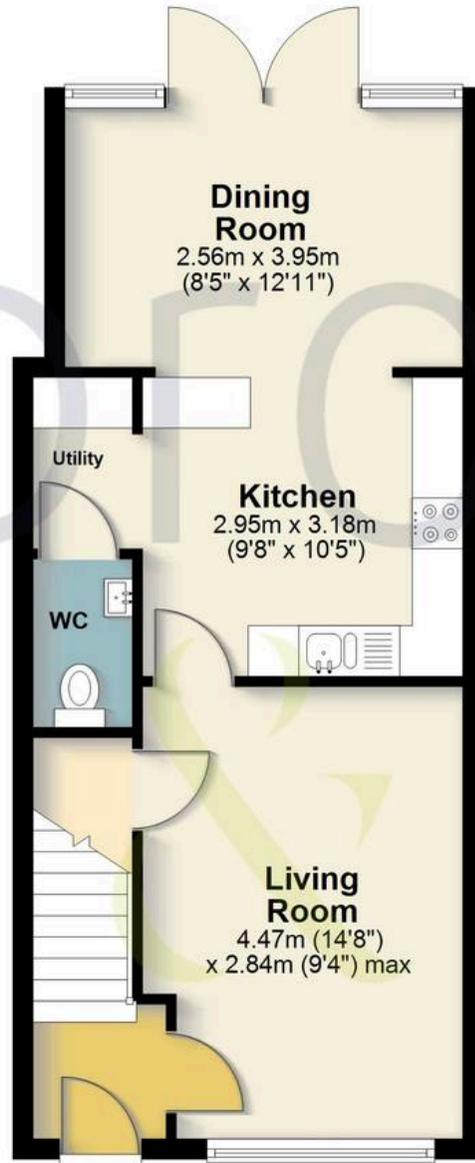






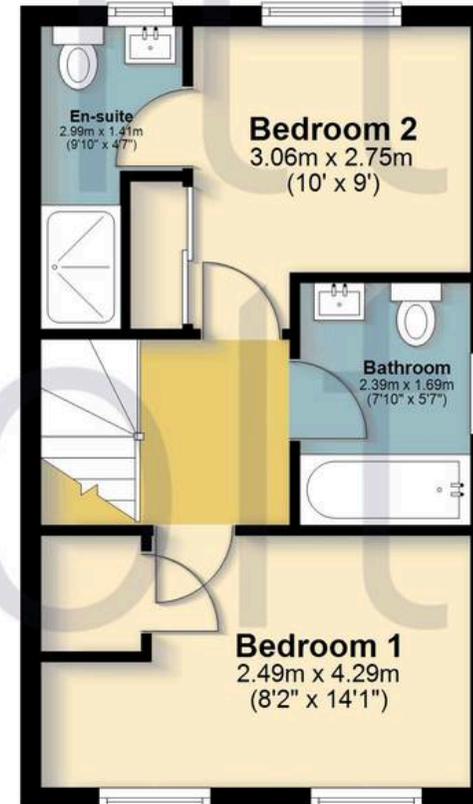
### Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.9 sq. feet)



Total area: approx. 71.9 sq. metres (773.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





# Proffitt & Holt

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