



## 11 Blenheim Mews, Shenley Hertfordshire WD7 9LL Offers In Excess Of £650,000

Offered for sale in this popular gated development CHAIN FREE is this deceptively spacious four bedroom townhouse that offers excellent value for money. Well situated for all local amenities and Shenley Park this property also boasts some wonderful views.

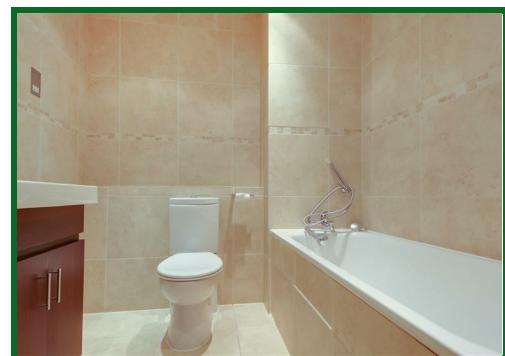
Accommodation is over three floors and comprises four bedrooms (including a top floor 'master suite' with walk-in wardrobe), three bathrooms (including two ensembles), downstairs guest cloakroom, a lovely spacious bright reception room and fully fitted kitchen breakfast room.

In addition to the spacious living accommodation, the property also benefits from a driveway to the front for one car with an additional space in the secure underground car park and a low maintenance courtyard garden.

Viewing is highly recommended.

EPC Rating Band C.

Service charge £1435 per annum.



Entrance Hall

Downstairs Cloakroom

Kitchen Diner

13'6 x 10'10 (4.11m x 3.30m)

Lounge Diner

18'4 x 16'5 (5.59m x 5.00m)

Landing

Bedroom Two

11'1 x 9'6 (3.38m x 2.90m)

En-Suite Shower Room

Bedroom Three

10'1 x 11'5 (3.07m x 3.48m)

Bedroom Four

10'4 x 8' (3.15m x 2.44m)

Bathroom

Landing

Master Bedroom

14'8 x 12'6 (4.47m x 3.81m)

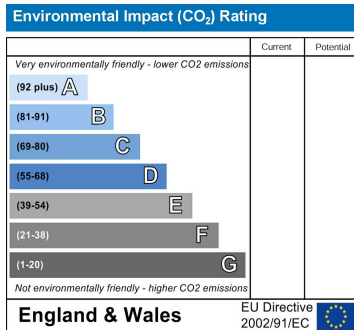
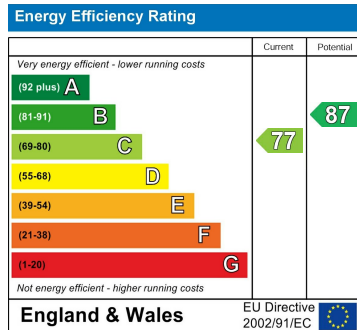
With walk in wardrobe.

En-Suite Bathroom

Rear Garden

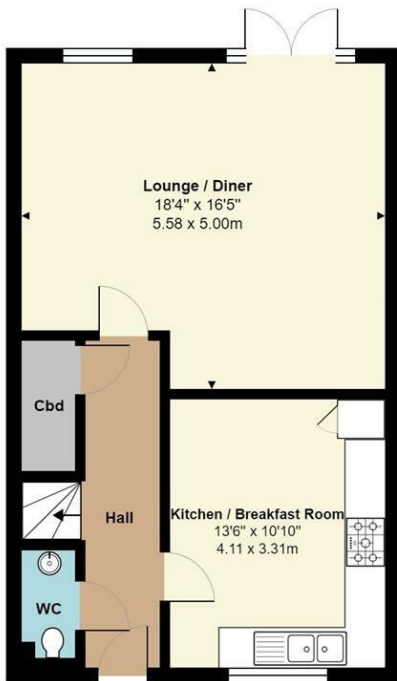
Parking

Driveway for one car in front of the property and one allocated underground parking space

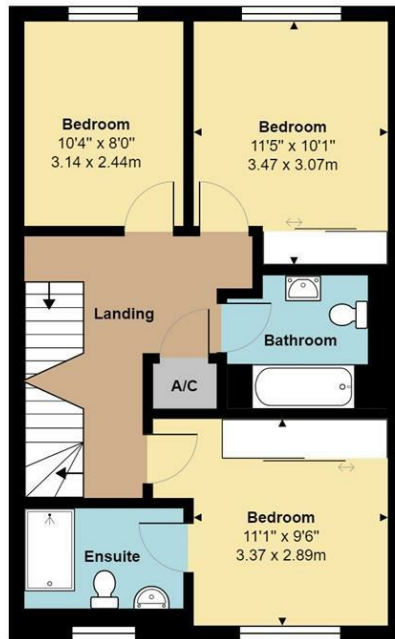


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**Ground Floor**  
Area: 557 ft<sup>2</sup> ... 51.8 m<sup>2</sup>



**First Floor**  
Area: 557 ft<sup>2</sup> ... 51.8 m<sup>2</sup>



**Second Floor**  
Area: 384 ft<sup>2</sup> ... 35.7 m<sup>2</sup>

Total Area: 1499 ft<sup>2</sup> ... 139.3 m<sup>2</sup>

All measurements are approximate and for display purposes only

