shenley estates

'Your home is our business'



36 Hamblings Close, Shenley
WD7 9JJ
Asking Price £425,000

A lovely home in a location to love — with Shenley Park just across the road.

Tucked away at the end of a popular cul-de-sac in Porters Park, this beautifully presented two-bedroom semi-detached home enjoys a quiet, private setting, with access to Shenley Park just over the road and local amenities within easy reach.

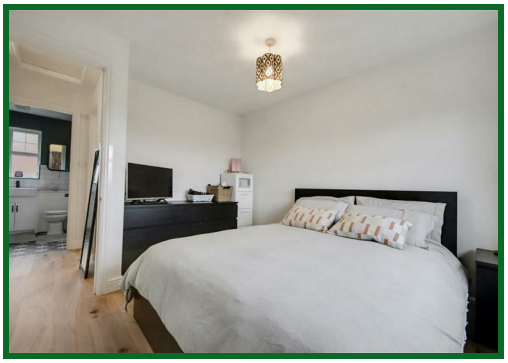
Offered for sale CHAIN FREE, the house is naturally bright and in excellent decorative order throughout. A spacious living room provides a welcoming place to relax, while the modernised kitchen/diner offers additional living space. Upstairs are two bedrooms and an updated bathroom.

Outside space includes a pretty front garden with a gated side entrance to a lovely sunny aspect rear garden with two allocated parking bays adjacent to the house add everyday convenience. There is also potential to extend, subject to planning permission.

With its appealing presentation, park-side location and scope for the future, this is a home that deserves a closer look. Viewing is strongly recommended.

EPC Rating Band C.







20 Andrew Close, Shenley | Herts WD7 9LP
Tel: 01923 856464 | Email: info@shenleyestates.com

Front Porch

Lounge
13'6 x 12'9 (4.11m x 3.89m)

Kitchen Diner
13'6 x 8'10 (4.11m x 2.69m)

Landing

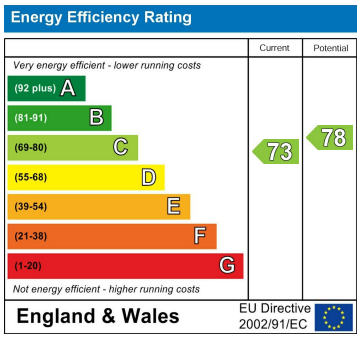
Bedroom One
11'10 x 10'1 excluding wardrobes (3.61m x 3.07m excluding wardrobes)

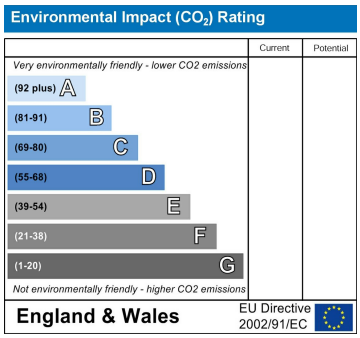
Bedroom Two
9'10 x 6'11 (3.00m x 2.11m)

Bathroom

Rear Garden

Parking
2 allocated parking bays in front of the property



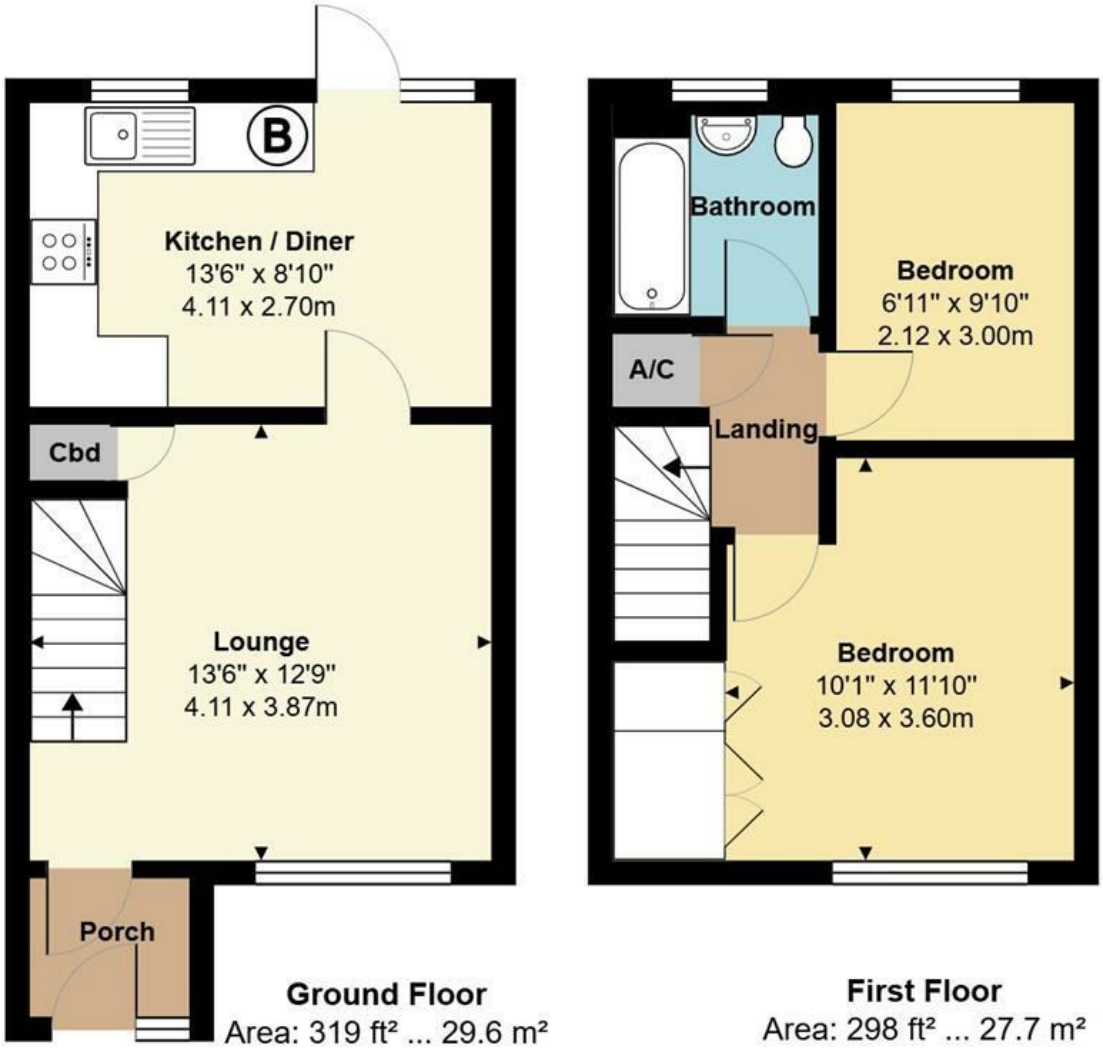








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Total Area: 617 ft² ... 57.3 m²

All measurements are approximate and for display purposes only

E S N W

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