



**18 Nell Gwynn Close, Shenley
 Hertfordshire WD7 9JA
 Offers In Excess Of £600,000**

We are delighted to be marketing this beautifully presented three/four bedroom home, set within a private driveway in Porters Park, with fitted air conditioning throughout the main rooms.

Extended on the ground floor, the property offers bright and flexible living space, including a spacious open-plan kitchen and dining area with a separate utility room. A generous additional room, previously used as a fourth bedroom and currently arranged as a further reception room, is complemented by a ground-floor shower room. A separate living room and an entrance hall with a walk-in cloakroom complete the ground floor.

Upstairs are three bedrooms—two doubles and a single—and a beautifully appointed high spec bathroom.

Decorated to a high standard throughout, the home also benefits from a garage with electric roller door currently fitted out as a gym, complete with air conditioning, front parking with an EV charger, and a sunny-aspect garden.

Offering excellent value for money, immediate viewing is strongly advised.



Entrance Hall

Lounge
13'5 x 13'5 (4.09m x 4.09m)

Kitchen Diner
21'5 x 10'9 at max points (6.53m x 3.28m at max points)

Utility Room

Bedroom/Reception
17' x 9'9 at max points (5.18m x 2.97m at max points)

En-Suite Shower Room

Landing

Bedroom One
11'3 x 9'2 (3.43m x 2.79m)

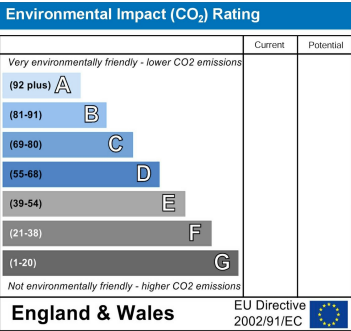
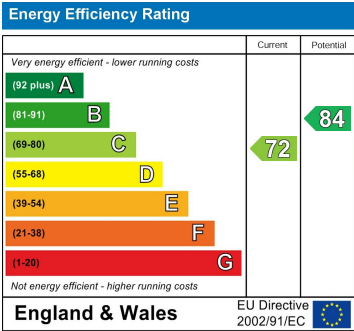
Bedroom Two
9'4 x 9'2 (2.84m x 2.79m)

Bedroom Three
7'9 x 7'3 (2.36m x 2.21m)

Family Bathroom

Rear Garden

Garage & Parking
17'8 x 8'9 (5.38m x 2.67m)
Single garage in front of the property with driveway for one car in front.



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