



10 Hillcrest Road, Shenley, WD7 9DD

Guide price £700,000 Freehold



Paul Barker
ESTATE AGENTS

10 Hillcrest Road

Shenley, WD7 9DD

An attractively presented four-bedroom semi-detached home, set within a desirable and quiet close in the popular village of Shenley.

The property has been skilfully extended to the rear and into the loft, offering spacious and versatile accommodation, with further potential to extend (STPP).

A covered entrance leads into a welcoming hallway with stairs to the first floor, a convenient WC and utility room. The comfortable lounge features plantation shutters, a fireplace and wooden flooring, while the dining room also benefits from wooden floors and French doors opening onto the rear garden.

The impressive extended kitchen is bright and airy, with a vaulted ceiling and roof windows, and is fitted with a quality range of units, a butler sink, space for a range cooker and part-exposed brick walls.

The first floor offers three well-proportioned bedrooms (two with fitted storage) and a modern shower room. The second floor hosts a superb principal bedroom with Velux windows, built-in wardrobes, a dressing area and a stylish en suite, along with useful eaves storage.

Externally, there is off-street parking to the front and side access to a well-maintained rear garden, mainly laid to lawn with a garden room ideal for a home office. Rear gated access leads directly onto parkland.

Situated in the heart of Shenley Village, this property occupies a sought-after cul-de-sac location within a short walk of local shops, the post office and other village amenities. The property backs onto open parkland and is conveniently positioned for Shenley Primary School, Shenley Park and local bus routes. Excellent transport links are available via the M25, M1 and A1(M), with Radlett mainline station also easily accessible.





ACCOMMODATION

Entrance Hall

Kitchen

17'0 x 8'6 (5.18m x 2.59m)

Utility

Lounge

13'8 x 11'11 (4.17m x 3.63m)

Dining Room

10'11 x 9'11 (3.33m x 3.02m)

W.C.

FIRST FLOOR

Landing

Bedroom

12'0 x 10'11 (3.66m x 3.33m)

Bedroom

10'11 x 9'11 (3.33m x 3.02m)

Bedroom

9'0 x 6'4 (2.74m x 1.93m)

Shower Room

SECOND FLOOR

Bedroom

13'10 x 12'10 (4.22m x 3.91m)

En-Suite

OUTSIDE

Frontage

Rear Garden

80 (24.38m)

Garden Room/Bar

12'6 x 9'7 (3.81m x 2.92m)

Floor Plan



Total area: approx. 142.5 sq. metres (1533.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

