



**34 Mulberry Gardens, Shenley
 Herts WD7 9LB
 Guide Price £780,000**

We are excited to bring to market this beautifully maintained house located in a popular cul de sac with nearby access to Shenley Park.

The property is offered in excellent decorative order and upstairs accommodation comprises four bedrooms and two bathrooms (including ensuite shower room to the master bedroom), whilst downstairs offers a spacious open plan entrance hall and kitchen, door to utility room (the rear of a garage conversion with the front offering storage space accessible via the up and over door), downstairs wc, a generous sized living room, dining room and a conservatory.

The property also benefits from a split leveled landscaped garden, with a very large patio area and a gazebo/tiki style structure with detachable sides offering all season use, steps to a lawned (astroturfed) area. There is a driveway for two cars and is walkable to all local amenities.

This is a MUST SEE property.

EPC Rating Band C.



Entrance Hall

Downstairs WC

Kitchen
18'2 x 8'2 (5.54m x 2.49m)

Utility Room
9'3 x 9' (2.82m x 2.74m)

Living Room
14'9 x 11'8 (4.50m x 3.56m)

Dining Room
9' x 8'7 (2.74m x 2.62m)

Conservatory
9'5 x 8'10 (2.87m x 2.69m)

Landing

Master Bedroom
12'2 x 11' into wardrobes (3.71m x 3.35m into wardrobes)

En-Suite Shower Room

Bedroom Two
11 into wardrobes x 9'9 (3.35m into wardrobes x 2.97m)

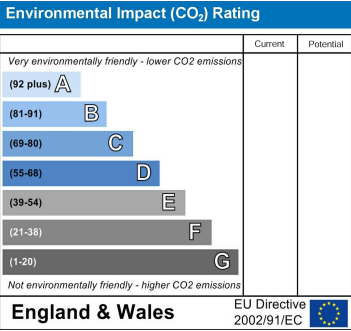
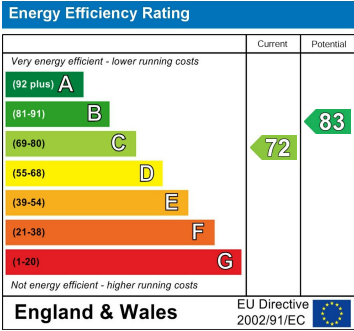
Bedroom Three
9'8 into wardrobes x 8'5 (2.95m into wardrobes x 2.57m)

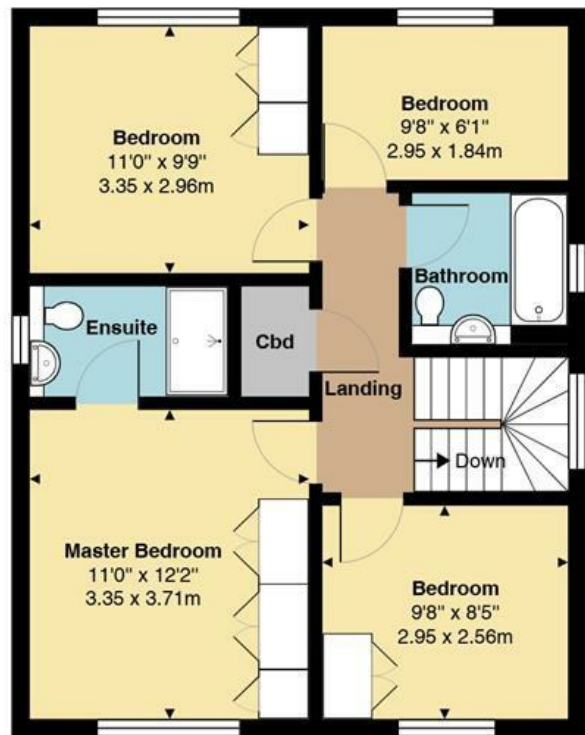
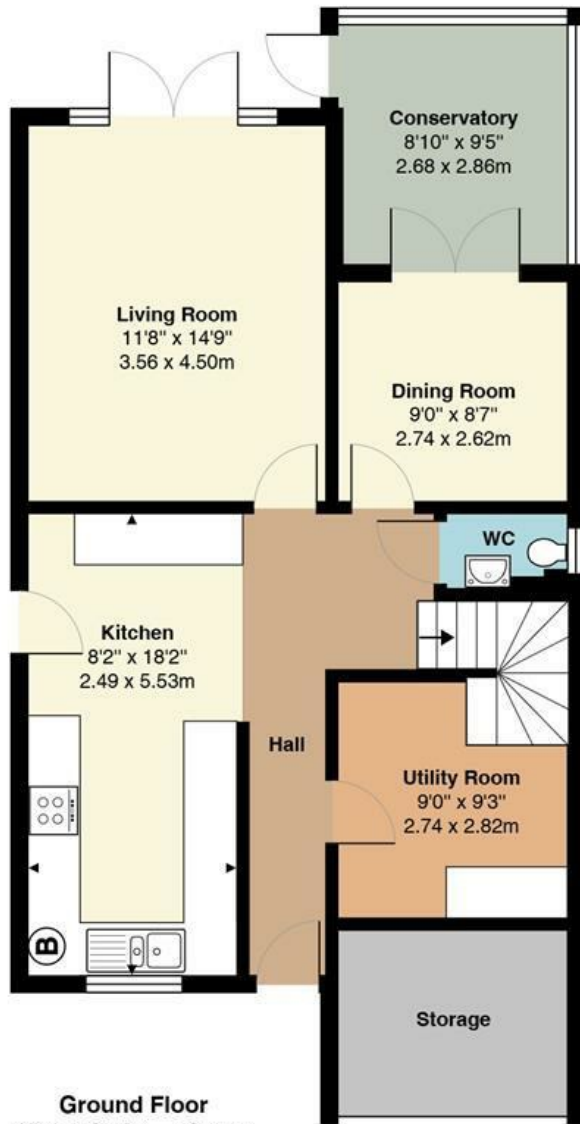
Bedroom Four
9'8 x 6'1 (2.95m x 1.85m)

Family Bathroom

Rear Garden

Parking
Driveway for 2-3 cars in front of the property





Total Area: 1369 ft² ... 127.2 m²
All measurements are approximate and for display purposes only