



**13 Ribston Close, Shenley
Herts WD7 9JW
Offers In Excess Of £700,000**

LOCATION, LOCATION, LOCATION! Situated in a private driveway adjacent to Shenley Park on one of Porters Park's most coveted closes, is this charming detached house which is offered for sale **CHAIN FREE**. Built by David Wilson Homes, the property has a real cottagey feel, whilst offering generous living space. The countryside views from this property are quite outstanding and Shenley Park can be accessed via a gate in the shared driveway.

Accommodation comprises three bedrooms, ensuite shower room, family bathroom, spacious living room, dining room, cloakroom and a modern kitchen diner overlooking the sunny aspect rear garden.

The property also benefits from a timber outbuilding at the rear of the landscaped garden which is currently used as a home office & for additional storage. This versatile space lends itself for many possible uses. There is a driveway for two cars to the front of the house and access to Shenley Park merely a handful of steps away.

EPC Rating Band D.



Front Porch

Lounge

13'11 x 11'9 excluding bay window (4.24m x 3.58m excluding bay window)

Dining Room

15' x 8' at max points (4.57m x 2.44m at max points)

Kitchen Diner

20' x 8'10 (6.10m x 2.69m)

Landing

Master Bedroom

12'2 into wardrobes x 10'9 (3.71m into wardrobes x 3.28m)

En-Suite Shower Room

Bedroom Two

10'11 x 10'9 into wardrobes (3.33m x 3.28m into wardrobes)

Bedroom Three

9'1 x 7'3 (2.77m x 2.21m)

Family Bathroom

Rear Garden

South-East facing, gated side access.

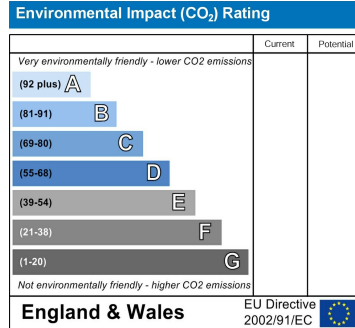
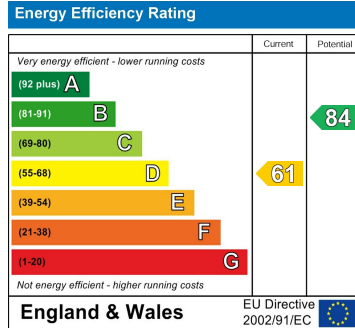
Outbuilding

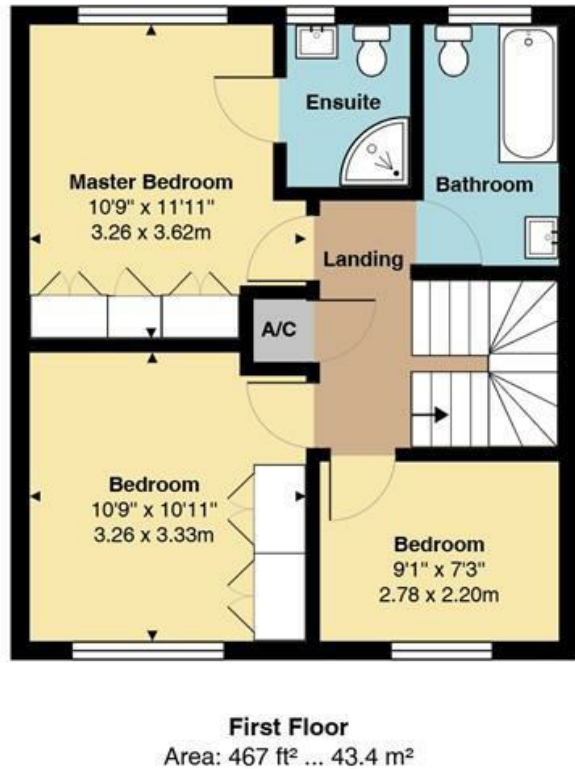
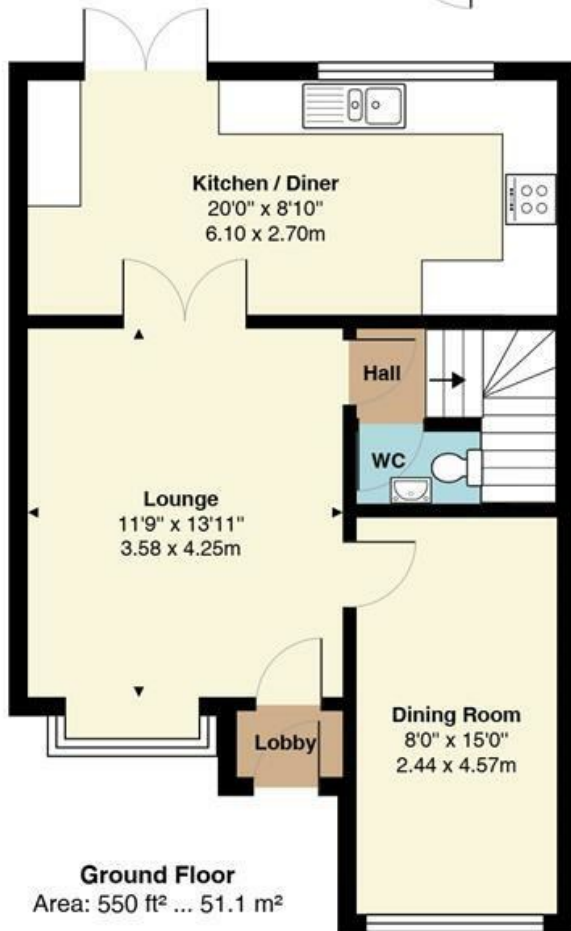
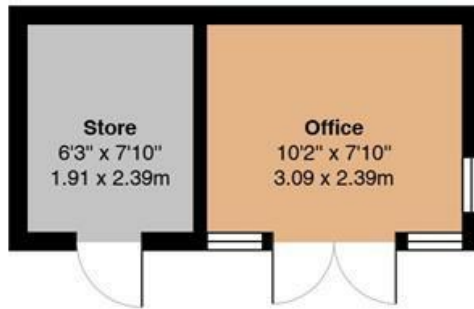
16'5 x 7'10 (5.00m x 2.39m)

Home office space with power & lighting and separate storage area

Parking

Driveway for 2-3 cars in front of the property





Total Area: 1017 ft² ... 94.5 m² (Excluding Outbuilding)
All measurements are approximate and for display purposes only



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