shenley estates

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10. The Lawns,
Herts WD7 9EZ
Guide Price £875,000

Offered for sale CHAIN FREE is this truly lovely end of terrace town house located in The Lawns, one of the most sought after roads in Porters Park. This prestigious close is a private gated road which abuts Shenley Park. Indeed, you can get direct access to the Park from your southerly aspect back garden.

The property offers generous living accommodation of almost 1900sq' across three levels, comprising four bedrooms, three bathrooms (including two ensuites), downstairs wc, a stunning living room and dining room, kitchen breakfast room, utility room and integral garage.

Maintained to a high standard this property also benefits from a driveway for two cars, direct access to Shenley Park and offers huge scope to make it more open plan as has been done in many of the other properties in the road.

Viewing is highly recommended.

EPC Rating Band D.

(Monthly service charge approx. £90)

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

Entrance Hall

Downstairs WC

Kitchen Breakfast Room
12'9 excluding bay window x 7'10 (3.89m excluding bay window x 2.39m)

Utility Room
5'8 x 5 (1.73m x 1.52m)

Lounge
16'8 excluding bay window x 14'5 (5.08m excluding bay window x 4.39m)

Dining Room
11'5 x 8'11 (3.48m x 2.72m)

Landing

Master Bedroom
14' x 13'8 into wardrobes (4.27m x 4.17m into wardrobes)

En-Suite Bathroom

Bedroom Three
13'2 into wardrobes x 8'3 (4.01m into wardrobes x 2.51m)

Bedroom Four
9'9 x 7'10 (2.97m x 2.39m)

Family Bathroom

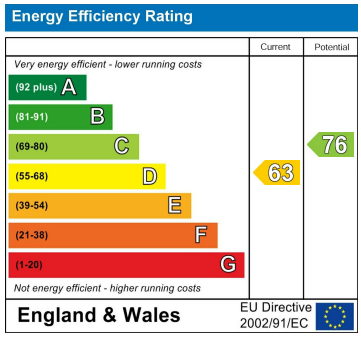
Landing

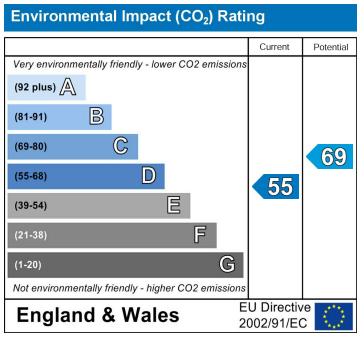
Bedroom Two
17' into wardrobes x 14'7 at max points (5.18m into wardrobes x 4.45m at max points)

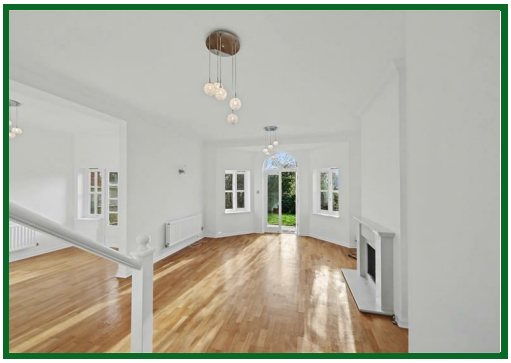
En-Suite Bathroom

Rear Garden
South-East facing with gated rear access to Shenley Park

Single Garage & Driveway
Single garage with driveway for 2 cars in front







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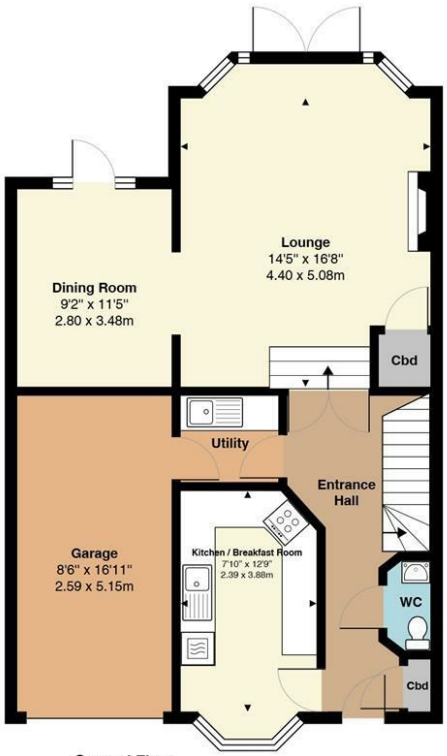
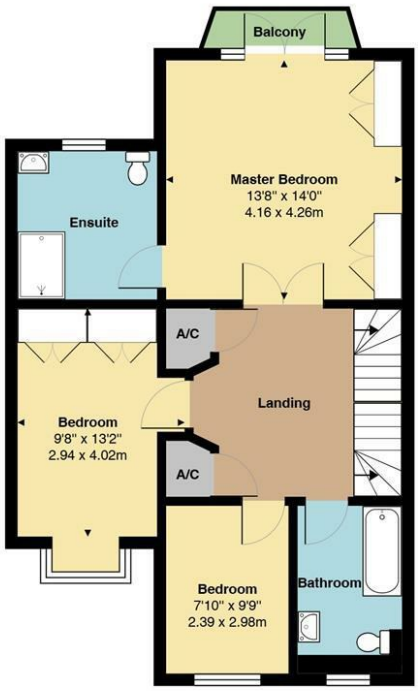
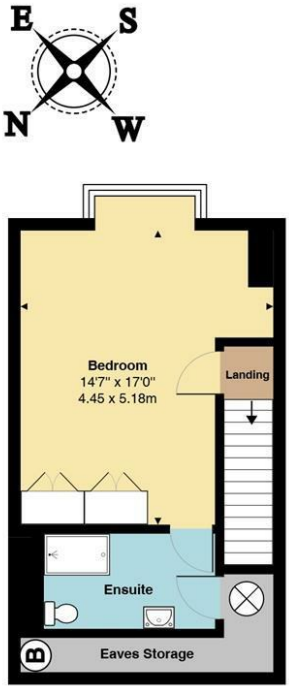


Ground Floor
823 ft² ... 76.5 m²



First Floor
682 ft² ... 63.4 m²



Second Floor
375 ft² ... 34.9 m²

Total Area: 1881 ft² ... 174.7 m²
All measurements are approximate and for display purposes only

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