shenley estates

'Your home is our business'



1 Trafford Close, Shenley
WD7 9HU
Offers Over £400,000

Offered for sale CHAIN FREE is this lovely two bedroom house which is truly unique being the only detached two bedroom house in Porters Park . This house also has potential for an extension (stpp) and would make a super first time buy, investment or downsize.

The property has been well maintained by the current owners, and benefits from two bedrooms and family bathroom, spacious living room and kitchen diner. There is a lovely low maintenance garden to the rear, leading to two allocated off street parking spaces.

Located in a popular close this property is situated near to all local amenities including bus stops and Shenley Park.

The house would benefit from some updating and offers someone the chance to make this their own.

Immediate viewing is strongly recommended.

EPC Rating Band D.







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

Entrance Hall

Lounge
14'10 x 9'9 excluding bay window (4.52m x 2.97m excluding bay window)

Kitchen Diner
12'10 x 7'10 (3.91m x 2.39m)

Landing

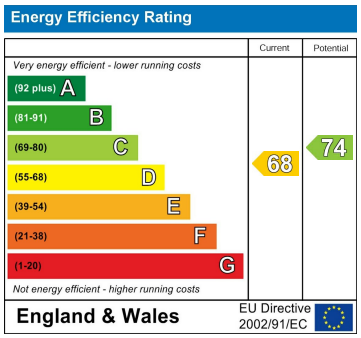
Bedroom One
12'10 x 11'3 into wardrobe (3.91m x 3.43m into wardrobe)

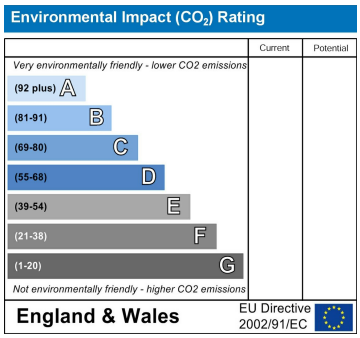
Bedroom Two
11'6 x 7'7 at max points (3.51m x 2.31m at max points)

Shower Room

Rear Garden

Parking
Driveway for 2 cars at the rear of the property



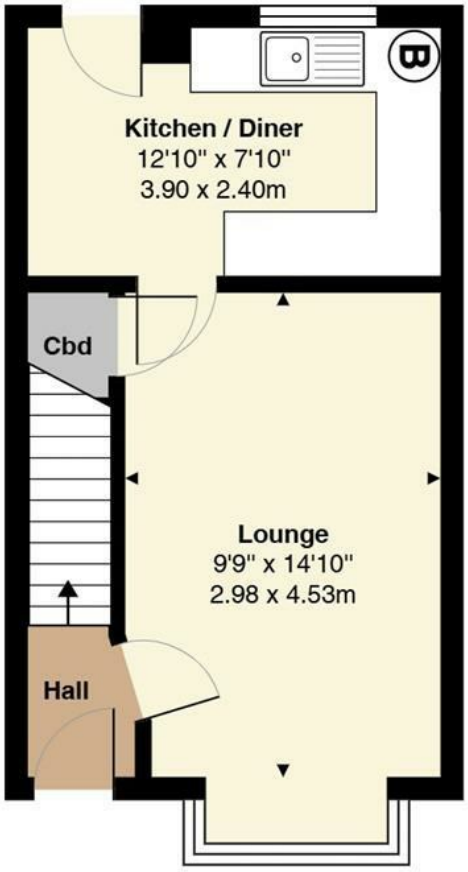




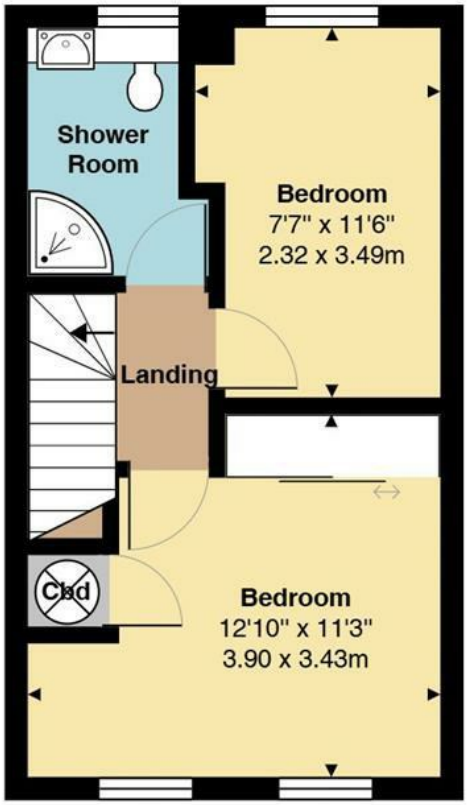




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Ground Floor
Area: 309 ft² ... 28.7 m²



First Floor
Area: 298 ft² ... 27.7 m²

Total Area: 607 ft² ... 56.4 m²
All measurements are approximate and for display purposes only

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