



**35 Fielders Way,
 Herts WD7 9EY
 Guide Price £529,950**

Offered for sale is this lovely Crest Nicholson built semi-detached house located on a sought after close over the road from Shenley Park.

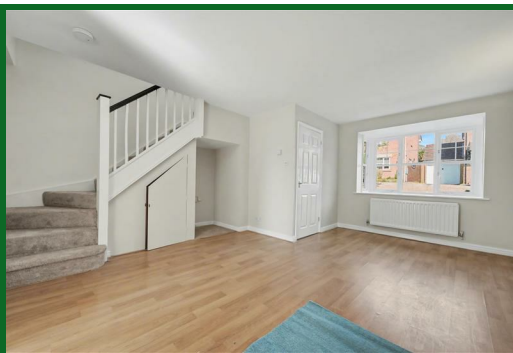
Accommodation comprises three bedrooms, family bathroom, downstairs wc, bright and spacious living room, dining room and fully fitted kitchen.

This lovely property is offered in good condition and is ready to move into. The property benefits from a south facing garden (that is in need of some tlc) and two parking spaces to the front. Situated in a little 'cul de sac' with just a few other houses, this is a quiet and private setting.

Located close to all local amenities and is a short and level walk to the local shops with a bus stop just paces away.

Immediate viewing is highly recommended to fully appreciate this lovely home.

EPC Rating Band D.



Entrance Hall

Downstairs WC

Lounge

16'9 excluding bay window x 15' at max points (5.11m
excluding bay window x 4.57m at max points)

Dining Room

8'10 x 8' (2.69m x 2.44m)

Kitchen

8'10 x 6'6 (2.69m x 1.98m)

Lnading

Bedroom One

13'4 x 8'10 (4.06m x 2.69m)

Bedroom Two

12'2 x 8'5 (3.71m x 2.57m)

Bedroom Three

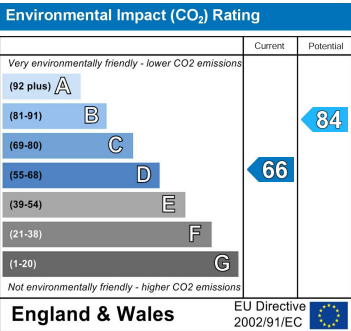
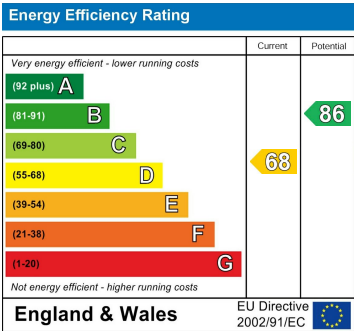
8'10 x 6'5 (2.69m x 1.96m)

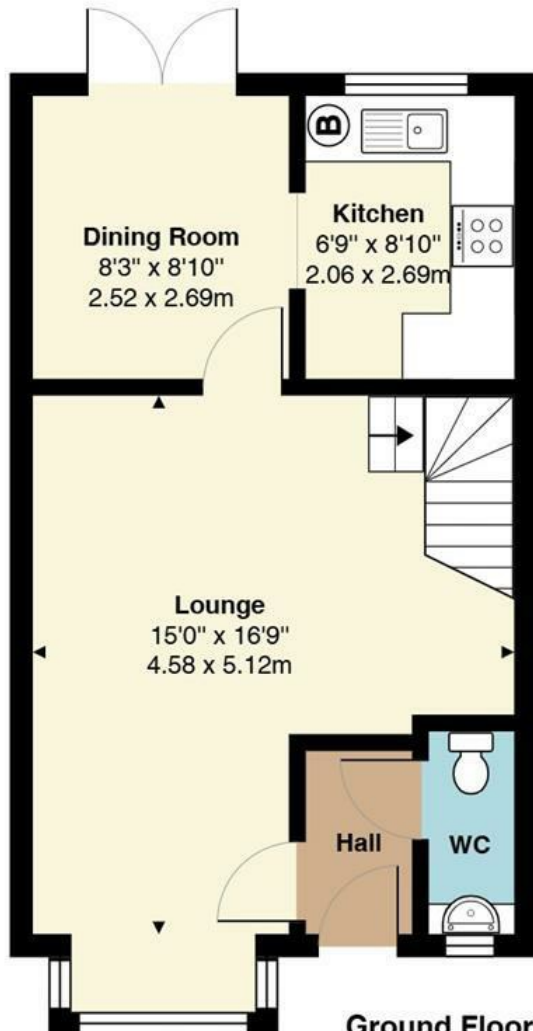
Family Bathroom

Rear Garden

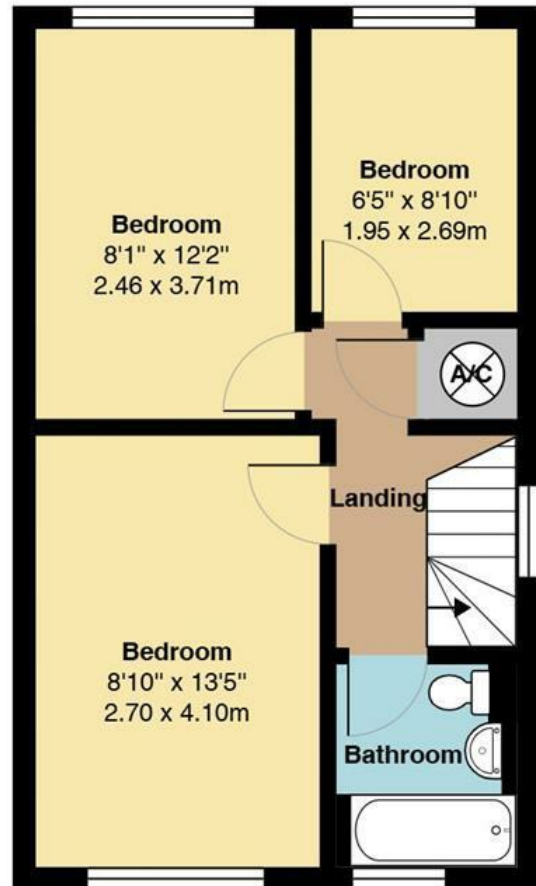
Parking

Driveway for 2 cars in front of the property





Ground Floor
Area: 406 ft² ... 37.8 m²



First Floor
Area: 393 ft² ... 36.5 m²

Total Area: 799 ft² ... 74.2 m²

All measurements are approximate and for display purposes only

