



**20 Juniper Gardens, Shenley
 Herts WD7 9LA
 Guide Price £1,200,000**

**** LOCATION, LOCATION, LOCATION **** With it's own gate into Shenley Park, this property is without doubt located in one of the BEST locations in Porters Park. Situated at the bottom of a shared private driveway on a popular close at the 'top end' of Porters Park, the property benefits from over 2100 sq' of accommodation which comprises five bedrooms (four doubles & one single), four bathrooms (two ensembles, a family bathroom & a downstairs shower room), open plan modern kitchen dining room, double aspect living room and an additional spacious reception room.

The property has been well maintained, and whilst it would benefit from some updating, is offered in a good condition. It also benefits from a garage, driveway for two cars, sunny aspect south west facing garden (with gate to Shenley Park) and huge potential.

EPC Rating Band C.



Entrance Hall

Lounge

23'4 excluding bay window x 11'3 (6.50m excluding bay window x 3.43m)

Kitchen Dining Room

23'11 x 15'8 at max points (7.29m x 4.78m at max points)

Utility Room

9'3 x 5'2 (2.82m x 1.57m)

Family Room

15'11 x 15'7 at max points (4.85m x 4.75m at max points)

Shower Room

Landing

Master Bedroom

16'1 x 15'9 at max points (4.90m x 4.80m at max points)

En-Suite Bathroom

Bedroom Two

13' into wardrobes x 12'3 (3.96m into wardrobes x 3.73m)

En-Suite Shower Room

Bedroom Three

11'4 into wardrobes x 10'6 (3.45m into wardrobes x 3.20m)

Bedroom Four

11'4 into wardrobes x 10'6 (3.45m into wardrobes x 3.20m)

Bedroom Five

10'9 x 6'4 (3.28m x 1.93m)

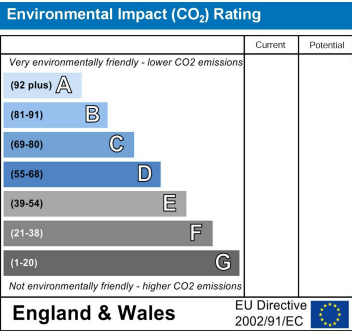
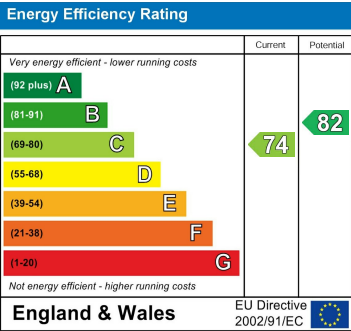
Family Bathroom

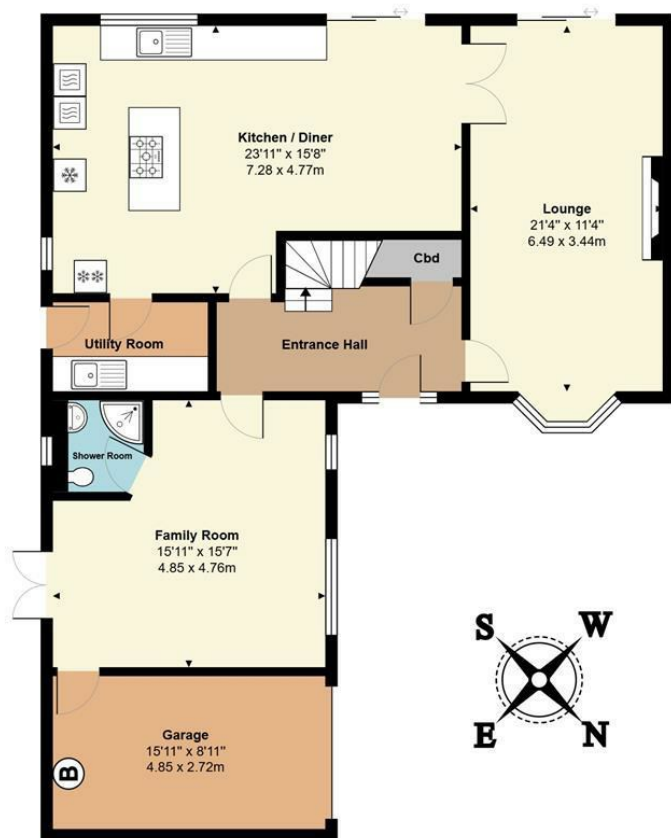
Garage & Parking

Single garage with up and over door. Driveway for 2 cars in front of the property

Rear Garden

South-West Facing





Ground Floor
Area: 1176 ft² ... 109.3 m²



First Floor
Area: 1019 ft² ... 94.6 m²



Total Area: 2195 ft² ... 203.9 m² (Including Garage)
All measurements are approximate and for display purposes only

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