



**16 King Charles Road, Shenley
 WD7 9HZ
 Guide Price £850,000**

We are delighted to offer for sale this spacious four-bedroom detached home, ideally located just a short walk from the shops and close to Shenley Park and local amenities.

Offering generous space for family living and entertaining, the ground floor features a bright, open-plan kitchen, dining and living area, complemented by a separate spacious lounge, utility room and downstairs WC.

Upstairs, there are four bedrooms and two bathrooms, including an ensuite to the principal bedroom.

Outside, the property enjoys a front garden, a lovely rear garden and a driveway providing parking for two cars. There is also potential to extend, subject to planning permission.

With its spacious accommodation and convenient location, this lovely home needs to be viewed to be fully appreciated.

EPC Rating: TBC



Entrance Hall

Downstairs WC

Lounge
13'11 x 11'7 (4.24m x 3.53m)

Kitchen Diner
30' x 9'5 (9.14m x 2.87m)

Utility
6'3 x 4'9 (1.91m x 1.45m)

Study
8'4 x 7'2 (2.54m x 2.18m)

Landing

Master Bedroom
12'1 excluding wardrobes x 11'11 (3.68m excluding wardrobes x 3.63m)

En-Suite Shower Room

Bedroom Two
9'10 excluding wardrobe x 9'8 (3.00m excluding wardrobe x 2.95m)

Bedroom Three
9'4 x 8'5 (2.84m x 2.57m)

Bedroom Four
8'5 x 6'9 (2.57m x 2.06m)

Family Bathroom

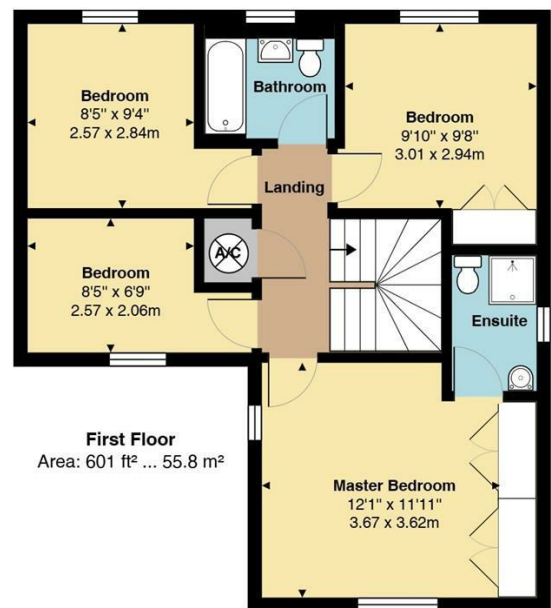
Rear Garden

Parking
Driveway for 2 cars in front of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC





Total Area: 1252 ft² ... 116.3 m²
All measurements are approximate and for display purposes only

