



**8 Hawksmoor Harris Lane, Shenley
Herts WD7 9EE
£1,275 Per Month**

Offered for rent in the heart of Shenley Village is this first floor, one double bedroom flat in good decorative throughout. This flat is bright & spacious with a south-west facing balcony off of the generous lounge/dining room, benefits from a modern fitted kitchen, updated bathroom and built in storage throughout.

There is ample off street parking available in the communal car park and the property is located close to public open space and nearby to all other local amenities. Available in September 2026, immediate viewing is strongly recommended.

Council Tax Rating Band B.
EPC Rating Band C.



Hallway

Lounge Diner

13'10 x 12'5 at max points (4.22m x 3.78m at max points)

Kitchen

8' x 7'2 (2.44m x 2.18m)

Bedroom

15'4 x 8'3 excluding wardrobes (4.67m x 2.51m excluding wardrobes)

Bathroom

Balcony

7' x 3' (2.13m x 0.91m)

South-West Facing

Parking

Ample unallocated parking in front of the block

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		
	76	79
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		



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





shenley
estates
'Your *home* is our business'



First Floor

Area: 504 ft² ... 46.8 m²

Total Area: 504 ft² ... 46.8 m² (Excluding Balcony)

All measurements are approximate and for display purposes only