



**25 Mulberry Gardens, Shenley
Hertfordshire WD7 9LB
Guide Price £650,000**

Offered for sale CHAIN FREE is this lovely three bedroom house located at the top end of Porters Park.

Accommodation comprises three bedrooms, two bathrooms (including one ensuite shower room), downstairs wc, spacious lounge diner and fully fitted kitchen. The property has been well maintained and is offered in good decorative order.

The property also benefits from being located in one of the most popular closes, has a SOUTH FACING garden, garage and driveway and overlooks Shenley Park with access a few steps away and is situated close to the local shops and other amenities.

EPC Rating Band C.



Entrance Hall

Downstairs WC

Kitchen

12'2 x 8'3 at max points (3.71m x 2.51m at max points)

Living Room

14'5 x 10'10 at max points (4.39m x 3.30m at max points)

Dining Room

9' x 8'9 (2.74m x 2.67m)

Landing

Master Bedroom

10'5 x 10'4 excluding wardrobes (3.18m x 3.15m excluding wardrobes)

En-Suite Shower Room

Bedroom Two

10'6 x 8'5 (3.20m x 2.57m)

Bedroom Three

8'6 x 7'9 (2.59m x 2.36m)

Bathroom

Rear Garden

Single Garage & Driveway

17'2 x 9'2 (5.23m x 2.79m)

Driveway for one car in front of the garage.



