



**16 Mulberry Gardens, Shenley
 Hertfordshire WD7 9LB
 Guide Price £859,950**

Offered for sale CHAIN FREE is this stunning south-west facing detached house located at the very top end of Porters Park. In a private shared driveway on a popular close with access to Shenley Park, the property is optimally situated for all local amenities.

Accommodation comprises four bedrooms, two receptions plus the addition of a spacious conservatory, kitchen/breakfast room, downstairs WC and two bathrooms (including one ensuite shower room).

The property also benefits from a driveway for two cars, an integral garage (with potential to convert stpp), potential for extension (stpp) and a lovely sunny aspect rear garden.

Immediate viewing is strongly recommended to fully appreciate all that this lovely house has to offer.



Entrance Hall

Downstairs Cloakroom

Kitchen Breakfast Room
14'6 x 8'5 (4.42m x 2.57m)

Living Room
17'6 x 11'7 max (5.33m x 3.53m max)

Dining Room
8'10 x 8'5 (2.69m x 2.57m)

Conservatory
20'10 x 9'7 (6.35m x 2.92m)

Landing

Master Bedroom
12'1 x 11'9 max (3.68m x 3.58m max)

En-Suite Shower Room

Bedroom Two
12'7 x 9'7 max (3.84m x 2.92m max)

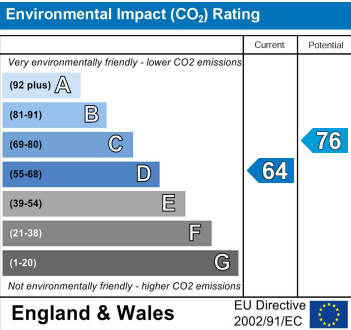
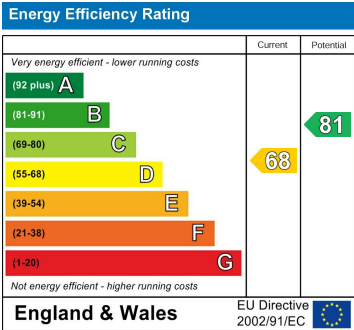
Bedroom Three
12'2 x 9' (3.71m x 2.74m)

Bedroom Four
9' x 6'7 (2.74m x 2.01m)

Family Bathroom

Rear Garden

Single Garage & Parking
Driveway for 2 cars in front of single garage,

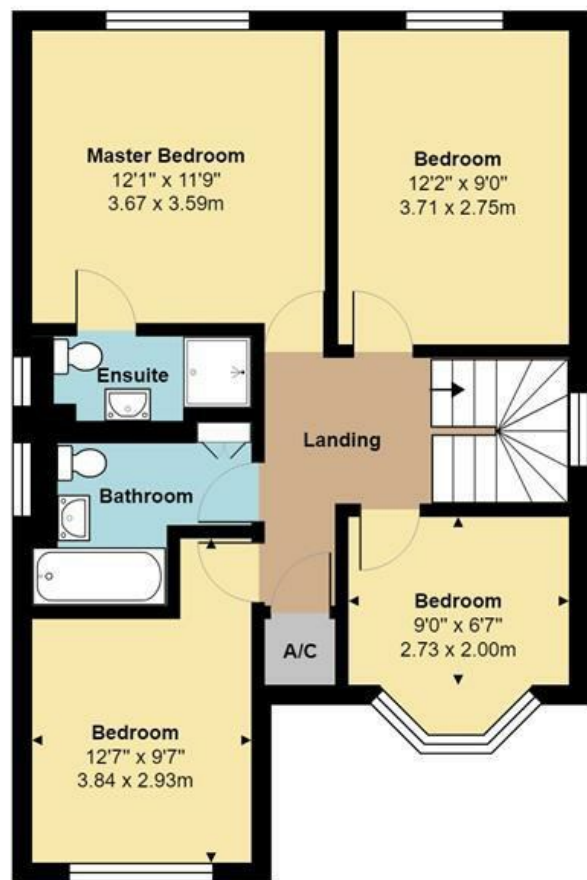


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Ground Floor
Area: 885 ft² ... 82.2 m²



First Floor
Area: 604 ft² ... 56.2 m²

Total Area: 1490 ft² ... 138.4 m²

All measurements are approximate and for display purposes only

