shenley estates

'Your home is our business'



1 Cox Close, Shenley
Herts WD7 9JQ
Offers In Excess Of £585,000

Offered for sale CHAIN FREE is this truly lovely and well maintained three bedroom house located on a pretty cul-de-sac just a couple of minute walk to the local shops and other local amenities.

Accommodation comprises bright living room, spacious kitchen with generous dining area, downstairs wc, three bedrooms and a family bathroom.

The property also benefits from a FITTED AIR CONDITIONING UNIT, a garage (with access from the kitchen and potential to convert - stpp), driveway and a larger than average secluded garden. The garden boasts a capacious decking area with steps down to the lawn.

CHAIN FREE, immediate viewing is strongly recommended.

EPC Rating: D







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

Entrance Hall

Downstairs WC

Lounge
14'3 x 12'3 at max points (4.34m x 3.73m at max points)

Kitchen Diner
15'8 x 10'1 (4.78m x 3.07m)

Landing

Bedroom One
12'5 x 10'7 excluding wardrobes (3.78m x 3.23m excluding wardrobes)

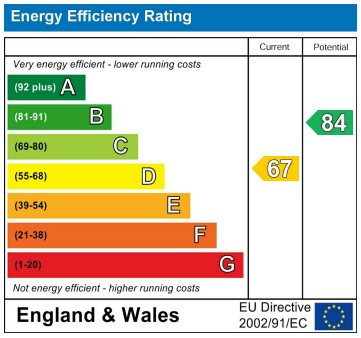
Bedroom Two
10'4 x 9'1 at max points (3.15m x 2.77m at max points)

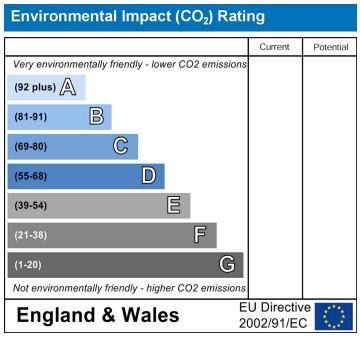
Bedroom Three
9'5 x 7'2 (2.87m x 2.18m)

Bathroom

Rear Garden

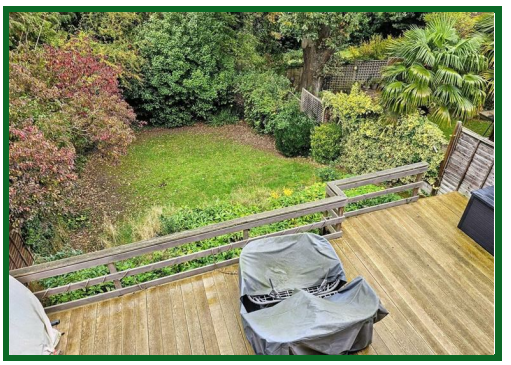
Garage & Parking
Single garage with driveway for one car in front.











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Ground Floor
Area: 592 ft² ... 55.0 m²

First Floor
Area: 390 ft² ... 36.2 m²

Total Area: 982 ft² ... 91.2 m² (Including Garage)
All measurements are approximate and for display purposes only

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