



16. London Road, Shenley  
Hertfordshire WD7 9EN  
£850 Per Month

We are delighted to offer for rent this well presented small but perfectly formed one bedroom ground floor flat located in the heart of Shenley Village. Available during January 2022, the property offers open plan living space with a double bedroom, updated kitchen and bathroom and residents parking to the front. Immediate viewing is essential to fully appreciate this property. Energy Rating Band D.



## Porch

With its own private entrance, wooden flooring, built in storage cupboard with plumbing for washing machine, door to entrance hall.

## Entrance Hallway

Wooden flooring, doors to bedroom, bathroom and kitchen.

## Reception

14'3 x 7'5 (4.34m x 2.26m)

Wooden flooring, coved ceiling, television and telephone point, electric feature fireplace, built in storage cupboard housing meters, patio door to front, open place living space to kitchen.

## Kitchen

11'1 x 8'4 (3.38m x 2.54m)

Wooden flooring, part tiled walls, window to rear aspect, 'Shaker Kitchen' with range of fitted wall and base units, space for fridge, fitted oven with four ring gas hob and extractor above, integrated dishwasher, stainless steel sink unit with mixer tap and drainer, wall mounted concealed boiler.

## Bedroom

12'7 max x 6'9 (3.84m max x 2.06m)

Wooden flooring, coved ceiling, window to front aspect, built in wardrobe with mirrored sliding door.

## Bathroom

6 x 6 (1.83m x 1.83m)

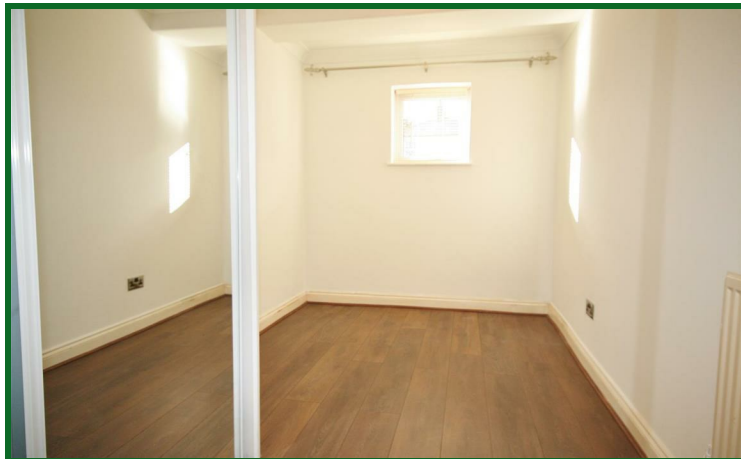
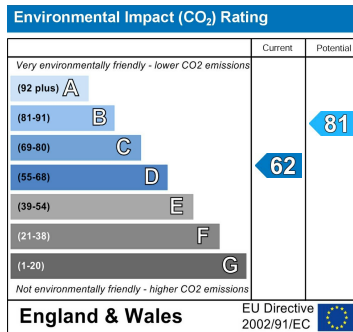
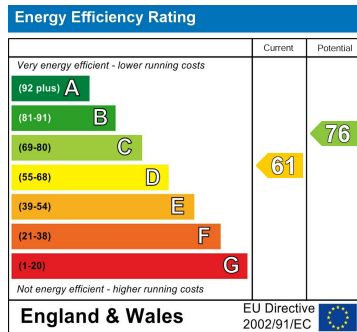
Vinyl flooring, window to rear aspect, low level WC, pedestal hand wash basin, panel enclosed bath with mixer tap and wall mounted shower unit, wall mounted heated towel rail, fitted storage cupboard.

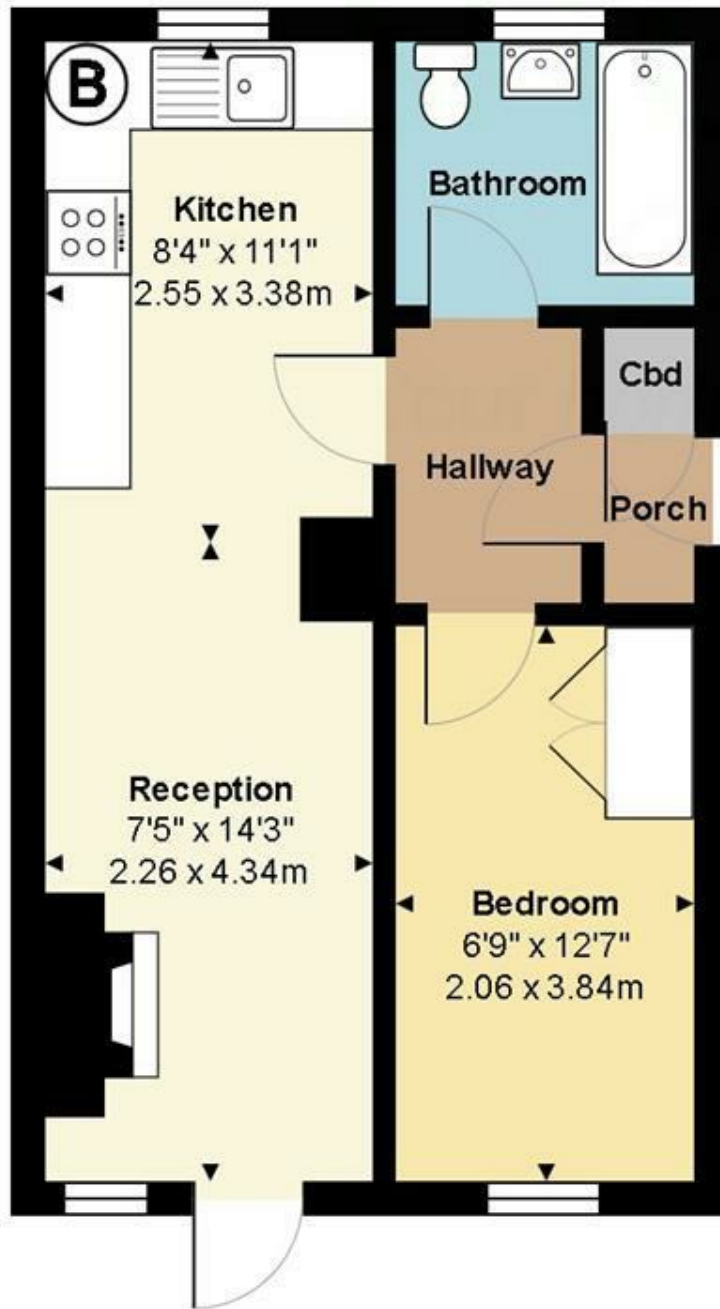
## Parking

Residents parking to the front of the property.

## Communal Garden

Shared garden to the rear of the property.





Total Area: 380 ft<sup>2</sup> ... 35.3 m<sup>2</sup>

All measurements are approximate and for display purposes only



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