



**38 North Avenue, Shenley
Herts WD7 9DG
Guide Price £650,000**

Viewings to take place w/c Monday 13th April

We are delighted to offer for sale this fantastic three bedroom semi-detached property on a popular road in Shenley boasting an incredible rear garden (approx 150ft) and amazing potential to extend (subject to planning permission) with a short, complete upper chain in place.

Backing onto open countryside with unrivalled views, accommodation comprises two reception rooms and fitted kitchen downstairs, with three bedrooms (two doubles & one single), bathroom and separate wc upstairs.

The property has a driveway for two cars and whilst in need of some modernisation has been beautifully maintained.

The property has never been on the open market before, with the current owners living here for over 40 years. Viewing is a MUST!

EPC Rating Band D.



Entrance Hall

Lounge

17'3 x 13'11 at max points (5.26m x 4.24m at max points)

Dining Room

11'4 x 9'5 at max points (3.45m x 2.87m at max points)

Kitchen

14'8 x 7'5 (4.47m x 2.26m)

Landing

Bedroom One

11'11 x 11'2 at max points (3.63m x 3.40m at max points)

Bedroom Two

11'5 x 9'5 (3.48m x 2.87m)

Bedroom Three

8'5 x 7'7 (2.57m x 2.31m)

Bathroom

Rear Garden

Approx 150ft

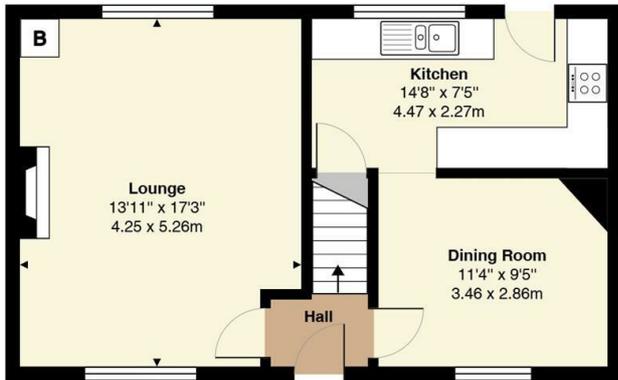
Parking

Driveway for 2 cars in front of the property

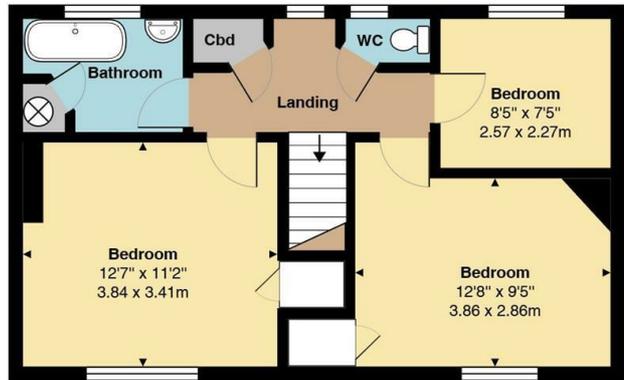
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		





Ground Floor
Area: 505 ft² ... 46.9 m²



First Floor
Area: 505 ft² ... 46.9 m²

Total Area: 1011 ft² ... 93.9 m²
All measurements are approximate and for display purposes only



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