



1 Cox Close, Shenley  
Herts WD7 9JQ  
Offers In Excess Of £600,000

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 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



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

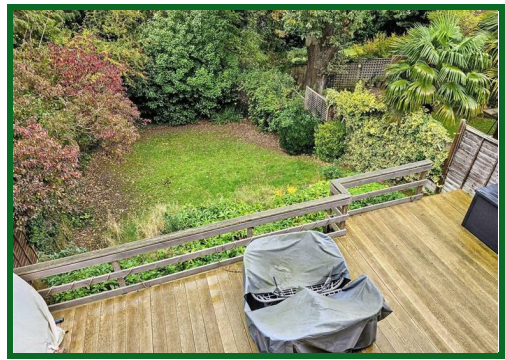
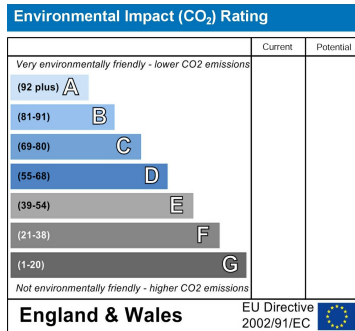
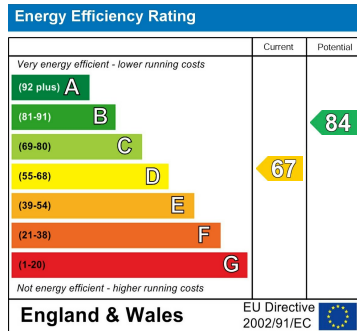
9'5 x 7'2 (2.87m x 2.18m)

Bathroom

Rear Garden

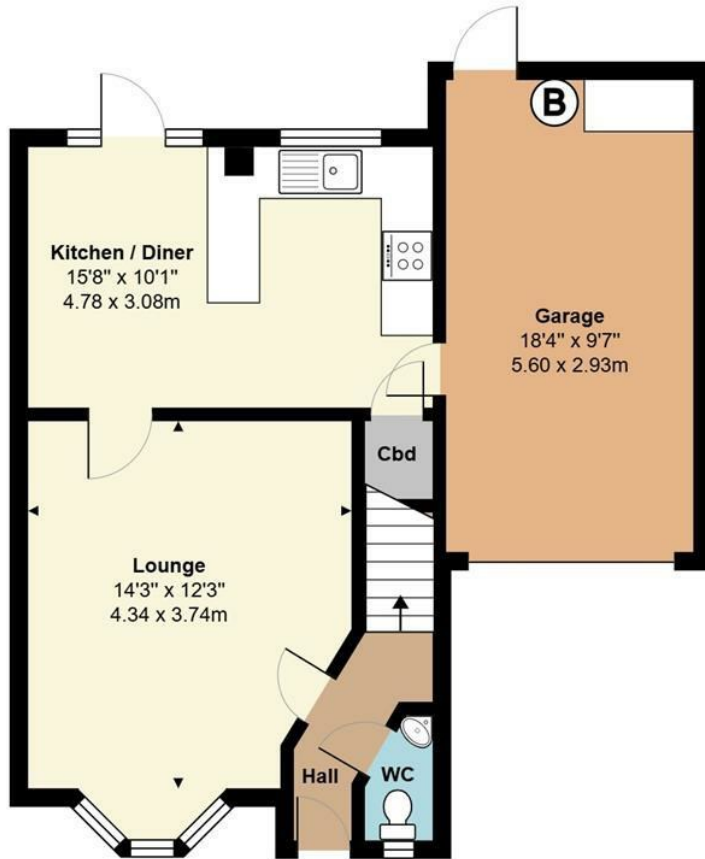
Garage & Parking

Single garage with driveway for one car in front.

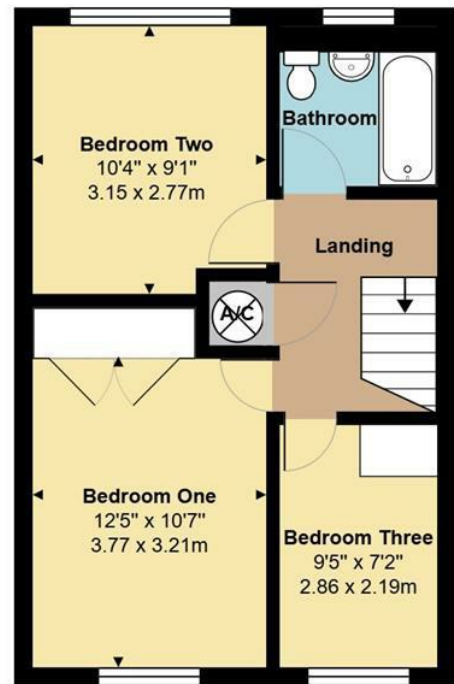


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**Ground Floor**  
Area: 592 ft<sup>2</sup> ... 55.0 m<sup>2</sup>



**First Floor**  
Area: 390 ft<sup>2</sup> ... 36.2 m<sup>2</sup>

**Total Area: 982 ft<sup>2</sup> ... 91.2 m<sup>2</sup> (Including Garage)**  
All measurements are approximate and for display purposes only



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