



## 7 Laxton Gardens, Shenley Hertfordshire WD7 9JY Offers In Excess Of £400,000

Offered for sale CHAIN FREE is this lovely two bedroom house located in the heart of Porters Park.

This property is conveniently situated being close to the local shops, Shenley Park and all other local amenities.

Accommodation comprises two double bedrooms, family bathroom, spacious living room and kitchen diner. The property also benefits from being end of terrace, with gated side access.

The property whilst well maintained would benefit from some updating and with a lovely larger than average garden offers someone a fantastic opportunity to purchase a lovely house in a super location offering excellent value for money.

Immediate viewing is strongly recommended.

Please note there is a monthly maintenance charge of £31.23 in place which will be reducing down to £29.40 from the 1st April 2026

EPC Rating Band C.



**Porch**

**Lounge**

16'9 x 12'3 (5.11m x 3.73m)

**Kitchen Diner**

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

**Landing**

**Bedroom One**

12'3 x 9 (3.73m x 2.74m)

**Bedroom Two**

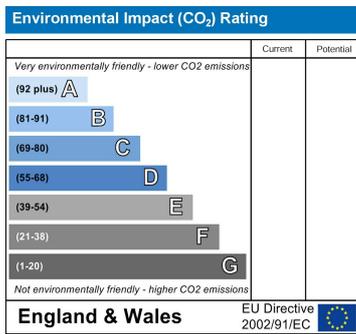
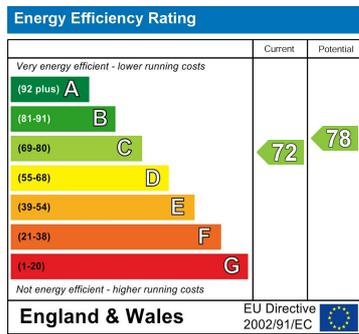
12'3 x 8'5 (3.73m x 2.57m)

**Family Bathroom**

**Rear Garden**

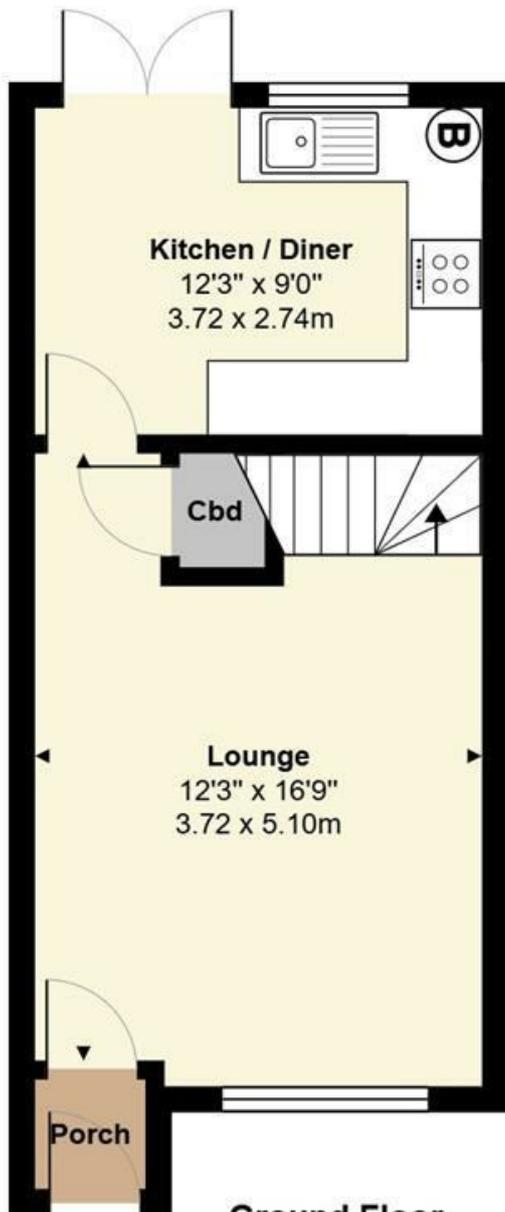
**Parking**

2 allocated spaces on the road.



20 Andrew Close, Shenley | Herts WD7 9LP  
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**Ground Floor**  
Area: 338 ft<sup>2</sup> ... 31.4 m<sup>2</sup>



**First Floor**  
Area: 330 ft<sup>2</sup> ... 30.6 m<sup>2</sup>

**Total Area: 668 ft<sup>2</sup> ... 62.0 m<sup>2</sup>**  
All measurements are approximate and for display purposes only



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