



7 Laxton Gardens, Shenley Hertfordshire WD7 9JY Guide Price £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 £29.40 in place.

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.

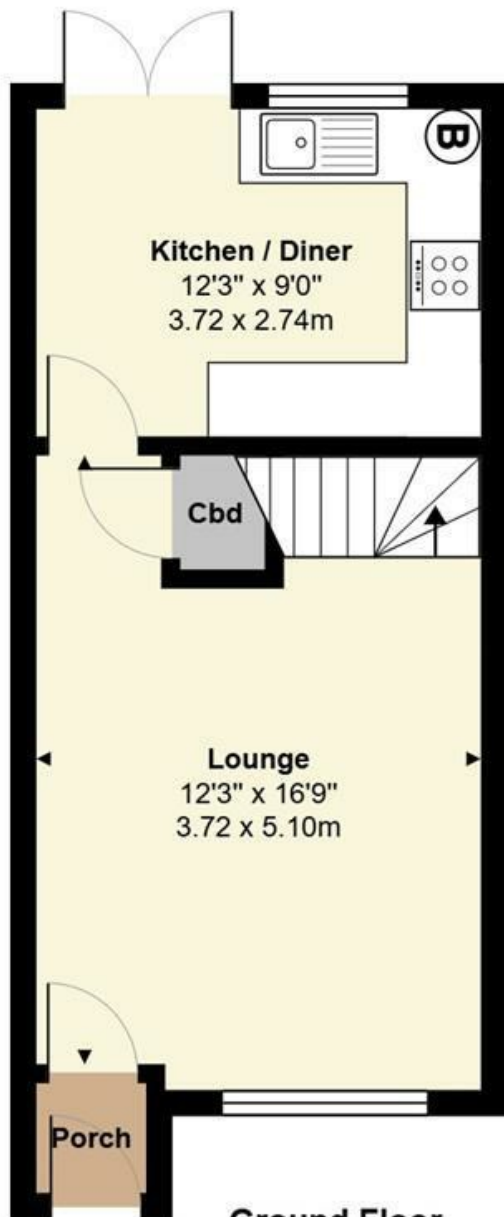
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales	EU Directive 2002/91/EC	

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	



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





Ground Floor
Area: 338 ft² ... 31.4 m²



First Floor
Area: 330 ft² ... 30.6 m²

Total Area: 668 ft² ... 62.0 m²
All measurements are approximate and for display purposes only

