



**1 Blenheim Mews, Shenley  
WD7 9LL  
Guide Price £680,000**

Offered for sale is this lovely four bedroom semi detached town house located in an exclusive gated development in Porters Park.

Recently renovated throughout and arranged over three floors, accommodation comprises four bedrooms, three bathrooms (including two ensembles), spacious living/dining reception room, kitchen breakfast room and downstairs cloakroom.

The property also benefits for parking for two cars on the driveway to the front and a lovely low maintenance courtyard style garden. This property offer excellent value for money per square foot, and must be be viewed to be fully appreciated.

There is an annual service charge of approx £1200.

EPC Rating Band C.



Entrance Hall

Downstairs WC

**Kitchen Breakfast Room**  
13' x 8'11 (3.96m x 2.72m)

**Lounge Diner**  
16'6 x 16'5 (5.03m x 5.00m)

Landing

**Bedroom Two**  
11' x 9'11 (3.35m x 3.02m)

En-Suite

**Bedroom Three**  
9'11 x 9'6 (3.02m x 2.90m)

**Bedroom Four**  
9'7 x 6'3 (2.92m x 1.91m)

Family Bathroom

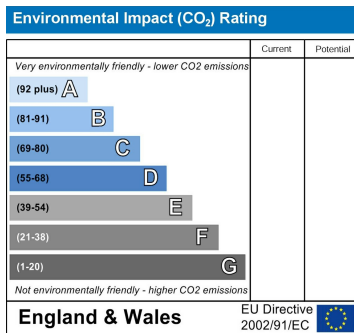
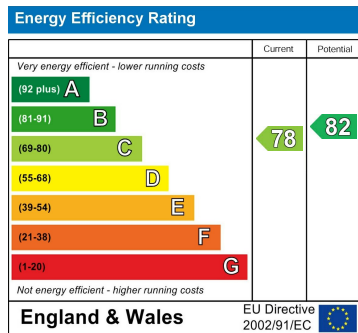
Landing

**Master Bedroom**  
13'7 x 13' excluding wardrobe and bay window (4.14m x 3.96m excluding wardrobe and bay window)

En-Suite Shower Room

Rear Garden

**Parking**  
Driveway for two cars in front of the property.



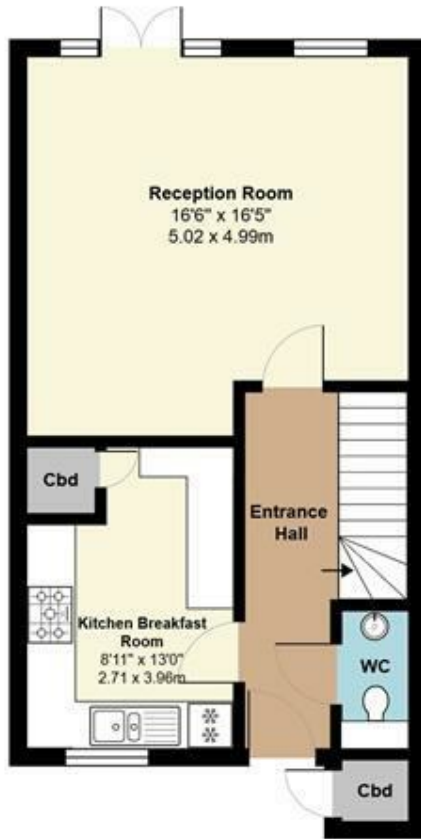
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**Second Floor**  
Area: 340 ft<sup>2</sup> ... 31.6 m<sup>2</sup>



**Ground Floor**  
Area: 501 ft<sup>2</sup> ... 46.6 m<sup>2</sup>



**First Floor**  
Area: 492 ft<sup>2</sup> ... 45.8 m<sup>2</sup>



Total Area: 1334 ft<sup>2</sup> ... 123.9 m<sup>2</sup>  
All measurements are approximate and for display purposes only

