shenley estates

'Your home is our business'

13 Ribston Close, Shenley
Herts WD7 9JW
£2,750 Per Month

Situated in one of Porters Park's most coveted closes adjacent to Shenley Park, is this charming three bedroom detached house. The property is deceptively spacious yet has a real 'cottagey' feel. In a very sought after location the property benefits from countryside views and Shenley Park can be accessed via a nearby gate.

Accommodation comprises three bedrooms, an ensuite shower room to the master bedroom, family bathroom, spacious living room, bright dining room, downstairs wc and a modern kitchen diner across the back of the property overlooking the sunny aspect rear garden.

The property also benefits from a timber outbuilding at the rear of the pretty landscaped garden which is currently used as a home office & for additional storage. This versatile space lends itself for many possible uses. There is a driveway for two cars to the front of the house and an immediately adjacent additional parking space.

Immediate viewing is strongly recommended.

EPC Rating Band D.

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

Front Porch

Lounge
13'11 x 11'9 excluding bay window (4.24m x 3.58m excluding bay window)

Dining Room
15' x 8' at max points (4.57m x 2.44m at max points)

Kitchen Diner
20' x 8'10 (6.10m x 2.69m)

Landing

Master Bedroom
12'2 into wardrobes x 10'9 (3.71m into wardrobes x 3.28m)

En-Suite Shower Room

Bedroom Two
10'11 x 10'9 into wardrobes (3.33m x 3.28m into wardrobes)

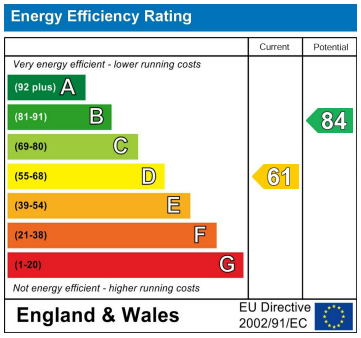
Bedroom Three
9'1 x 7'3 (2.77m x 2.21m)

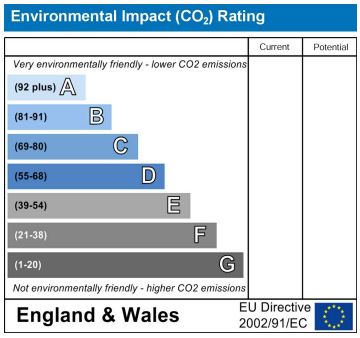
Family Bathroom

Rear Garden
South-East facing, gated side access.

Outbuilding
16'5 x 7'10 (5.00m x 2.39m)
Home office space with power & lighting and seperate storage area

Parking
Driveway for 2-3 cars in front of the property





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Total Area: 1017 ft² ... 94.5 m² (Excluding Outbuilding)
All measurements are approximate and for display purposes only

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