shenley estates

'Your home is our business'



29 Hamblings Close, Shenley
WD7 9JJ
Guide Price £545,000

Offered for sale (with a short complete upper chain in place) is this lovely house located at a very quiet end of a popular close in Porters Park. Hamblings Close is adjacent to Shenley Park and neighbouring greenbelt land and offers instant access to the Park and is well appointed for all other local amenities whilst being private.

Well maintained and ready to move into, accommodation comprises three bedrooms, a recently modernised family bathroom, downstairs wc, kitchen, dining room, conservatory and living room. The property also benefits from a west facing sunny aspect garden overlooking countryside, a garage with parking to the front and offers potential to extend (stpp).

Ready to move into, this is a truly lovely home and viewing is strongly recommended to fully appreciate all that it offers.

EPC Rating Band C.







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

Entrance Hall

Downstairs WC

Lounge
15'11 x 12'10 at max points (4.85m x 3.91m at max points)

Dining Room
9'3 x 7'11 (2.82m x 2.41m)

Kitchen
9'3 x 7'7 (2.82m x 2.31m)

Conservatory
8'6 x 7'9 (2.59m x 2.36m)

Landing

Bedroom One
12'4 including wardrobes x 9' (3.76m incldluing wardrobes x 2.74m)

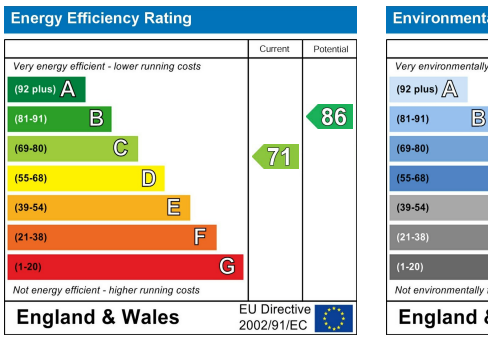
Bedroom Two
9'5 x 9' (2.87m x 2.74m)

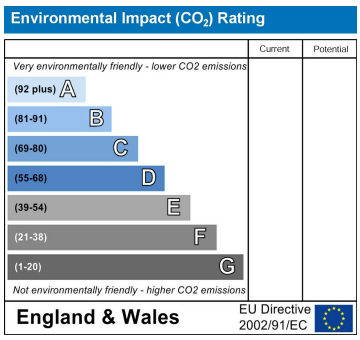
Bedroom Three
7'5 x 6'7 (2.26m x 2.01m)

Bathroom

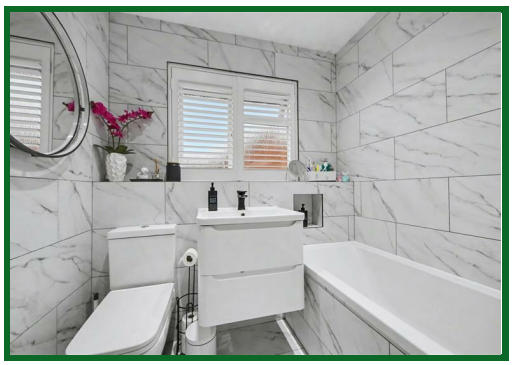
Rear Garden
West Facing and overlooking open countryside to the rear.

Garage & Driveway
17'6 x 8'10 (5.33m x 2.69m)
Single garage with a driveway for one car in front to the side of the property.











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Ground Floor
Area: 460 ft² ... 42.7 m²

First Floor
Area: 363 ft² ... 33.7 m²

Total Area: 948 ft² ... 88.1 m² (Including Garage)
All measurements are approximate and for display purposes only

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