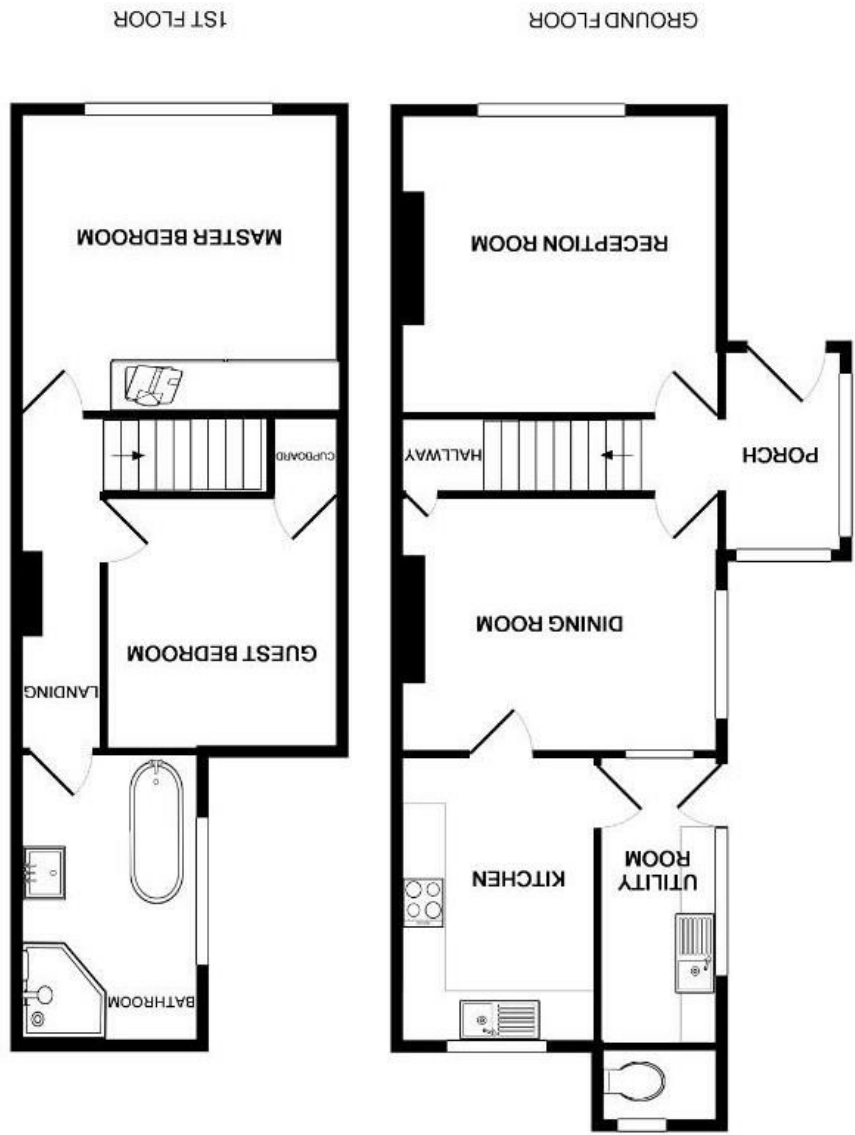


| England & Wales | |
|---|--------------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | (92 plus) A |
| | (81-91) B |
| | (69-80) C |
| | (55-68) D |
| | (39-54) E |
| | (21-38) F |
| Not energy efficient - higher running costs | (1-20) G |
| Current | Potential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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**LUMLEY
ESTATES**



**New Road, Shenley
Freehold**

**Tel: 01923 853 366
Email: info@lumleyestates.co.uk**



New Road
Shenley
Hertfordshire WD7 9DZ



CHAIN FREE!! A spacious two bedroom cottage set within the heart of Shenley Village within walking distance of a local corner shop, two pubs and a recently opened Italian restaurant. With scope for extension (S.T.P.P) this property comprises of front facing reception room, porch, dining room, fully fitted modern kitchen, utility room and downstairs WC. Upstairs benefits from a large master bedroom, guest bedroom and a recently renovated family bathroom with bath and shower. Externally the property has a private and secluded west facing rear garden and off street parking at the front for a car.

