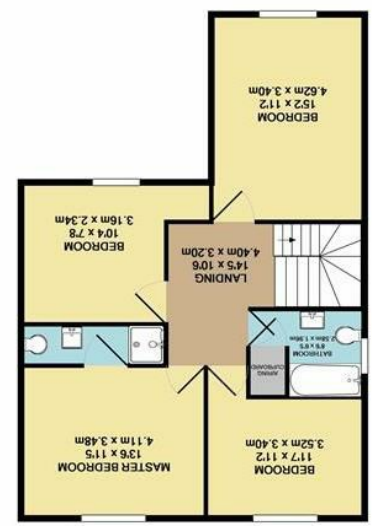


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	
Potential	



These floor plans are shown to give an impression of the layout of the property. Measurements are not intended to be used for any legal purpose. The floor plans are approximate and do not represent a legal plan. The floor plans are shown to give an impression of the layout of the property. Measurements are not intended to be used for any legal purpose. The floor plans are approximate and do not represent a legal plan. The floor plans are shown to give an impression of the layout of the property. Measurements are not intended to be used for any legal purpose. The floor plans are approximate and do not represent a legal plan.



1ST FLOOR
 AREA 750 SQ FT
 APPROX 1 FLOOR
 154 x 78
 TOTAL APPROX FLOOR AREA 1497 SQ FT (139.1 SQ M)
 (69.7 SQ M)



GROUND FLOOR
 AREA 747 SQ FT
 APPROX 1 FLOOR
 154 x 78
 (69.4 SQ M)

LUMLEY ESTATES



London Road, Shenley
 Freehold

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



London Road
Shenley
Hertfordshire WD7 9EP



A wonderful brand new 4 bedroom detached family home benefiting from open plan living with a countryside feel.

Measuring over 1,490 sq. ft over 2 floors, the property comprises; an entrance porch and hall, a dual aspect reception room flooded with natural light, utility room, WC and an impressive lifestyle room with fitted kitchen dining / sitting area with bi folding doors leading onto the rear garden. On the first floor there are 4 double bedrooms, master with en suite shower room and a family bathroom.

Externally to the front is a private driveway with off street parking and to the rear a secluded patio'd garden with stunning views, with 2 rear pedestrian gates providing access onto London Road, which features a gastropub, post office, Italian restaurant, Tesco and Shenley Tearooms.

The property is located just 2.5 miles from Radlett village, train station and there is also easy access to the M1, M25, A1 and A41.

NO UPPER CHAIN.

