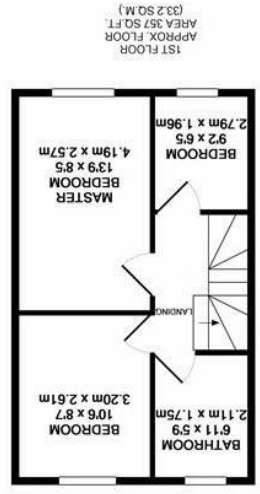


Energy Efficiency Rating	
Current	Potential
60	78
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and other features are approximate and no responsibility is taken for any omission, or misstatement. 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.  
 Made with Metropix 62019



# LUMLEY ESTATES



Trafford Close, Shenley  
 Freehold

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



**Trafford Close**  
**Shenley**  
**Hertfordshire WD7 9HU**



A beautiful 3 bedroom property located within a quiet cul-de-sac of houses, benefiting from over 1,030 Sq.ft of spacious living as well as off street parking, a landscaped private rear garden and stunning lifestyle room to the rear with utility / play room.

The downstairs briefly comprises; entrance porch, downstairs WC, bay fronted reception room which then opens onto the lifestyle kitchen / dining / reception room with french doors opening onto the secluded garden. Also a handy utility room / play room that was originally the garage.

To the first floor there are 2 double bedrooms, single bedroom and a lovely family bathroom. This home is currently comprised as a three bedroom property however the third bedroom can simply be knocked through to create a larger master quite.

Externally the property benefits from a sunny south facing garden, designated parking space for one vehicle and is offered in stunning condition.

