

Jamie Dean & Co

Estate Agents and Valuers

EDGBASTON DRIVE, **SHENLEY, HERTFORDSHIRE**



PRICE £699,950 FREEHOLD

- * THREE BEDROOM DETACHED HOUSE ***
- * TWO RECEPTION ROOMS ***
- * FAMILY BATHROOM * EN -SUITE * DOWNSTAIRS WC ***
- * DOUBLE GLAZED * GARAGE AND OWN DRIVEWAY ***
- * SOUTH FACING GARDEN ***

Jamie Dean & Co, as sole agents are delighted to be able to offer for sale this three-bedroom detached property, ideally located in a quiet cul-de-sac on the much sought after Porters Park development, just a stone's throw away from Shenley Park. Boasting three good size bedrooms, including one with an en-suite WC/shower room, two intercommunicating reception rooms ideal for entertaining guests, and a south facing rear garden, while the driveway for two cars and garage provide plenty of space for vehicles. With a family bathroom and downstairs guest WC, this property offers spacious family accommodation, with excellent extension potential (stpp) for its new owners.

Tel: (020) 8954 6166

91a Stanmore Hill, Stanmore, Middlesex, HA7 3DZ

Email: sales@jamie-dean.co.uk

www.jamie-dean.co.uk

Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA

Front door to...

Reception

Hallway: Central heating radiator with decorative cover, wood effect laminate flooring, understairs storage cupboard, stairs to first floor landing.

Guest WC: Low-level flush WC, central heating radiator, wood effect laminate flooring, corner wall mounted wash hand basin, double glazed window, double glazed window.

Reception One: **16'1 x 10'9 (4.92m x 3.27m)** Double glazed windows to front, feature fireplace, wood effect laminate flooring, door to hallway, door to...

Reception Two: **9'11 x 9'7 (3.04m x 2.93m)** Double glazed door and windows to rear, wood effect laminate flooring, door to...

Kitchen: **15'6 x 9'11 (4.73m x 3.03m).** Double glazed windows to rear, range of fitted wall and base units with work surfaces over, inset 'Neff' electric hob with 'Bosch' extractor hood over, built in 'Neff' double oven, integrated fridge-freezer, 'Neff' dishwasher, 1½ bowl sink unit with mixer tap, central heating radiator, recessed ceiling lights, door to reception two.
Utility area: part double glazed door to exterior, 1½ bowl sink unit, double glazed windows to rear.

First Floor

Landing: Access to loft space, double glazed window, airing cupboard housing hot water cylinder.

Bedroom One: **11'3 x 10'6 (3.45m x 3.21m).** Double glazed windows to rear, central heating radiator, built in wardrobes.

En-suite: **10'5 x 3'3 (3.18m x 1.00m).** Enclosed tiled shower cubicle, tiled floor, pedestal wash hand basin, low-level flush WC, wall mounted chrome ladder style heated towel rail, double glazed window.

Bedroom Two: **9'10 x 8'10 (3.00m x 2.69m).** Double glazed windows to front, central heating radiator.

Bedroom Three: **8'2 x 7'1 (2.49m x 2.16m).** Double glazed windows to front, central heating radiator, fitted wardrobes with sliding mirrored doors.

Bathroom: **7'7 x 6'4 (2.32m x 1.93m).** Double glazed window, panelled bath with mixer tap hand shower attachment, pedestal wash hand basin, low-level flush WC, extractor fan, wall mounted ladder style heated towel rail.

Garage: **17'11 x 8'5 (5.46m x 2.57m).** Attached brick-built garage with up and over door, accessed via own driveway.

Rear Garden: **Approximately 50' x 35' (15.24m x 10.67m) Max.** Mainly laid to lawn, flower beds with mature shrubs.

Edgbaston Drive, Shenley cont....

Outside Front: Driveway providing off street parking for 2 vehicles. Pedestrian side entrance with gate leading to the rear garden.

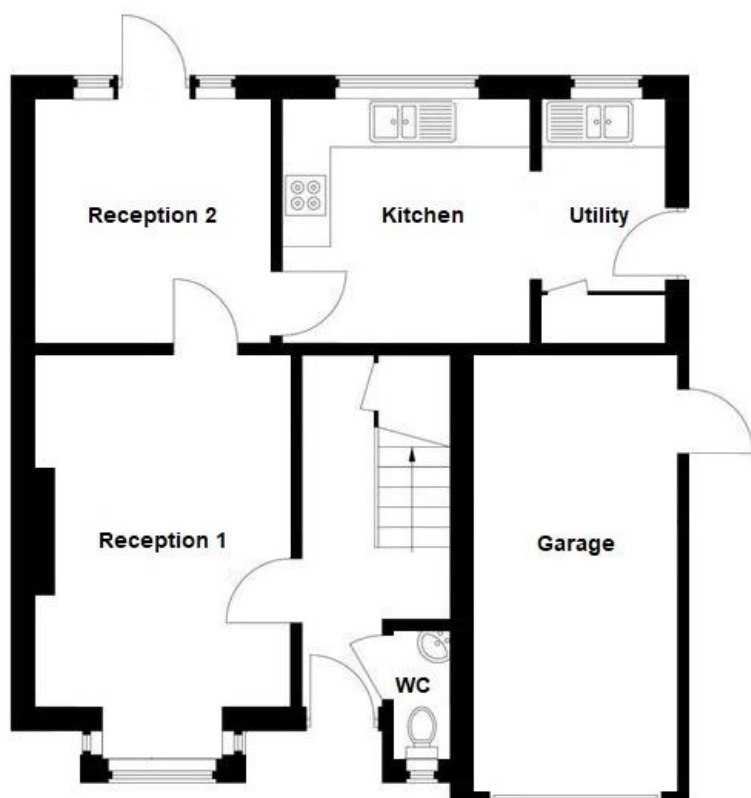
Council Tax: Band F (Hertsmere Borough Council) – Approx. £3332.97 pa



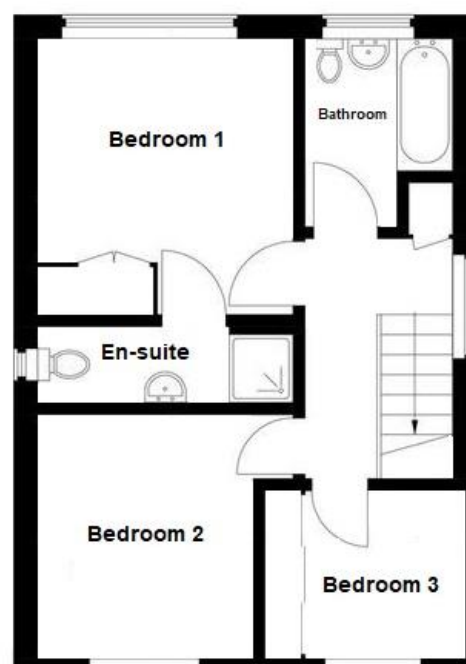
Edgbaston Drive, Shenley cont....



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

FLOOR PLANS

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENT OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS IS FOR ILLUSTRATIVE PURPOSE ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE TENANTS OR PURCHASERS. FLOOR PLANS ARE NOT DONE TO "SCALE".

**VIEWING STRICTLY BY APPOINTMENT
THROUGH SOLE AGENT**

JAMIE DEAN & CO
020 8954 6166



Please note: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.