



Nell Gwynn Close

Shenley

Positioned in a quiet cul-de-sac close to the heart of Shenley village, is this exceptional four reception room, four bedrooms, two bathroom family home of over 1500 sq ft arranged over two floors. The property has been recently extended and the superb accommodation comprises an entrance hall, guest cloakroom, 23ft reception room which leads onto a conservatory which in turn leads onto the garden. A dining room, kitchen and office complete the downstairs accommodation. Upstairs are three double bedrooms and a single bedroom which is currently being used as an office. The principal bedroom benefits from an en suite bathroom and there is a second family bedroom. At the front of the property is a good sized driveway, off street parking and to the rear is an enclosed a south facing garden which is mainly laid to lawn.



























Location

Shenley is a tranquil village on the outskirts of Radlett with easy access to local shops, a post office, Tesco, nursery and doctors surgery. Shenley Park itself boasts an orchard, a spinney for pleasant walks, a landscaped walled garden, a tea room and play area. It is often open to the public and hosts a number of events throughout the year. It is also convenient for Radlett village with its Thameslink mainline station and motorway links to the M1, A1(M) and M25. Shenley Village boasts two primary schools, and is within easy access of an excellent variety of schools, both in the state and private sector.

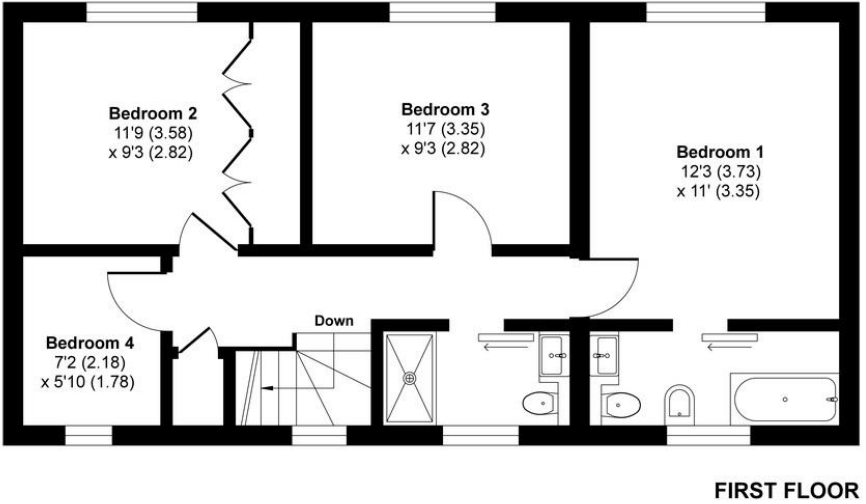
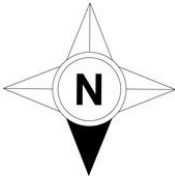
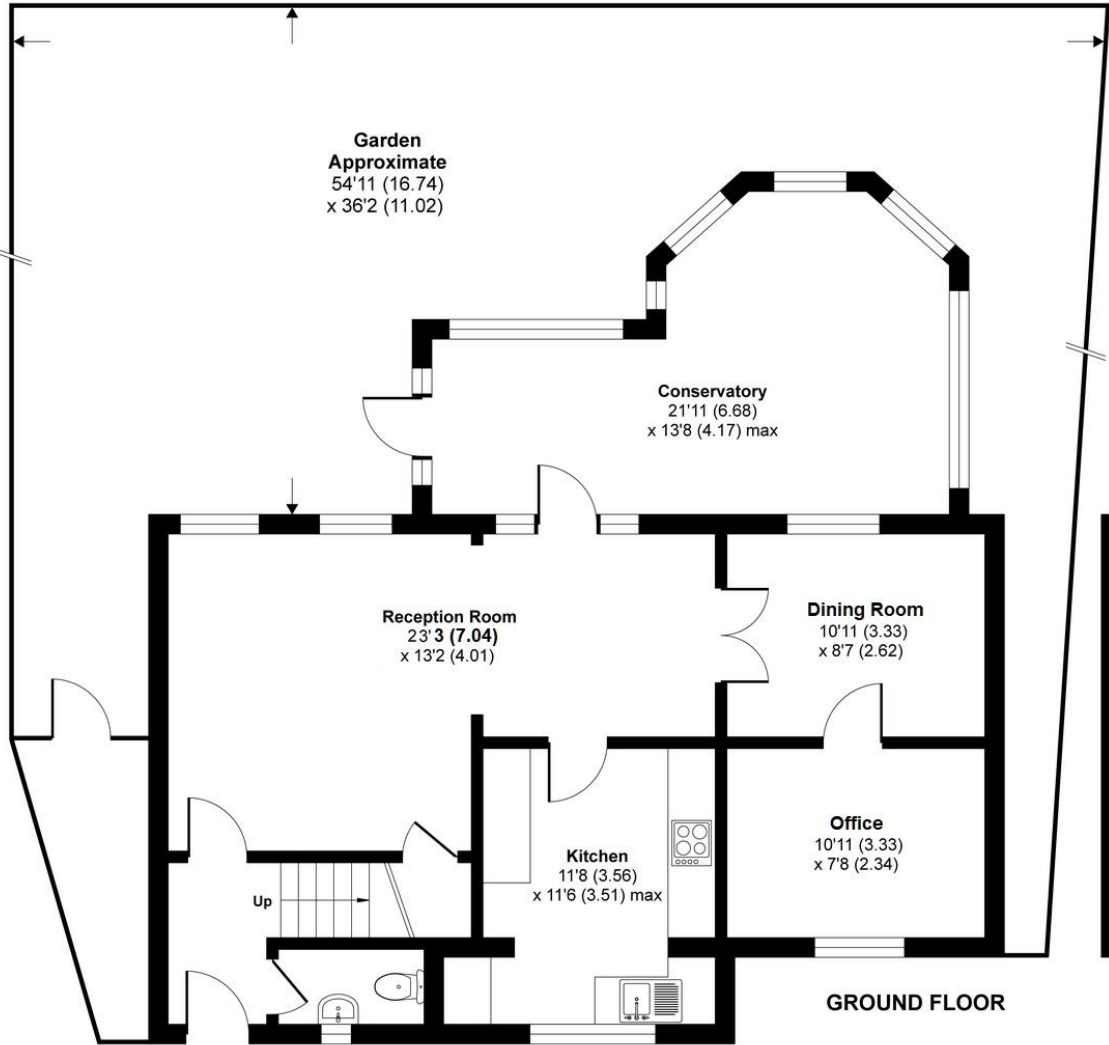


Nell Gwynn Close, Shenley, Radlett, WD7

Approximate Area = 1512 sq ft / 140 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	81
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchemcom 2021. Produced for Statons. REF: 712047

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