
LUMLEY
ESTATES

Pound Lane

Shenley | Radlett | WD7 9BU

Pound Lane

Situated in the highly sought-after village of Shenley, this well-presented four-bedroom terraced family home on Pound Lane offers spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living.

The property welcomes you via an entrance porch with useful storage, leading into a bright and inviting hallway complete with a ground floor WC and additional understairs storage. From the hallway, you enter the impressive lounge/dining room, a generous through room offering ample space for both relaxing and entertaining.

To the rear, the home further benefits from a family room seamlessly connecting to the kitchen, creating a sociable living space overlooking the attractive south-east facing rear garden. The rear family room is currently used as an open dining space.

The first floor comprises three well-proportioned bedrooms alongside a contemporary family bathroom. Occupying the entire second floor is the superb principal bedroom suite, featuring built-in storage, an en suite shower room, and a Juliet balcony enjoying pleasant views over the rear garden.

In the rear garden, you have access to a converted detached garage consisting of a home office and remaining storage. The property also comes with the benefit of a driveway suitable for two cars.

Declaration in accordance with the Estate Agents Act 1979: Please note that the owner of this property is a relative of an employee of Lumley Estates, and therefore a connected person as defined by the Act.

Viewing by appointment only.



LUMLEY
ESTATES



LUMLEY
ESTATES



LUMLEY
ESTATES



LUMLEY
ESTATES



LUMLEY
ESTATES



LUMLEY
ESTATES



LUMLEY
ESTATES



LUMLEY
ESTATES



LUMLEY
ESTATES



LUMLEY
ESTATES



LUMLEY
ESTATES



LUMLEY
ESTATES



LUMLEY
ESTATES



LUMLEY
ESTATES

**Approximate Gross Internal Area 1571 sq ft - 146 sq m
(Excluding Outbuilding)**

Ground Floor Area 711 sq ft – 66 sq m

First Floor Area 513 sq ft – 48 sq m

Second Floor Area 347 sq ft – 32 sq m

Outbuilding Area 216 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**LUMLEY
ESTATES**