
LUMLEY

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Poultney Close

Shenley | Radlett

Shenley | Radlett | WD7 9JH

Poultney Close

Occupying a desirable end-of-terrace position within a quiet private cul-de-sac in the highly regarded area of Shenley, this well-presented two-bedroom home offers an excellent opportunity for first-time buyers, downsizers and investors alike.

The accommodation extends to approximately 599 sq ft, and has been thoughtfully arranged to maximise both space and practicality. The ground floor comprises a welcoming entrance hall leading into a bright and spacious lounge, providing ample room for both relaxing and entertaining. To the rear, the well-proportioned kitchen offers a range of fitted units, generous worktop space and room for dining, with direct access to the rear garden. Understairs storage further enhances the practicality of the home.

The first floor features two well-sized bedrooms, including a generous principal bedroom measuring with built-in storage, while the second bedroom provides an ideal guest room, nursery or home office. A modern family bathroom completes the first-floor accommodation, with additional storage cupboards located on the landing.

Externally, the property enjoys the benefits of an end-of-terrace plot with a private north-west facing rear garden, perfect for enjoying afternoon and evening sunshine. The garden features a patio seating area, ideal for outdoor dining and entertaining, with the remainder offering space for planting or a lawn.

Situated in a peaceful cul-de-sac setting, the property is conveniently located within easy reach of local shops, well-regarded schools, parks and transport links, making it an ideal purchase for those looking to step onto the property ladder or expand an investment portfolio.

Viewing by appointment only.



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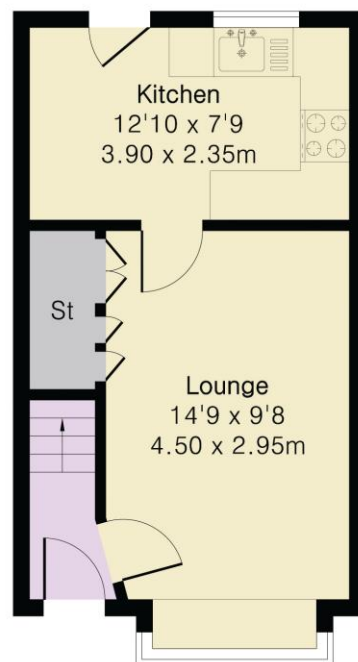


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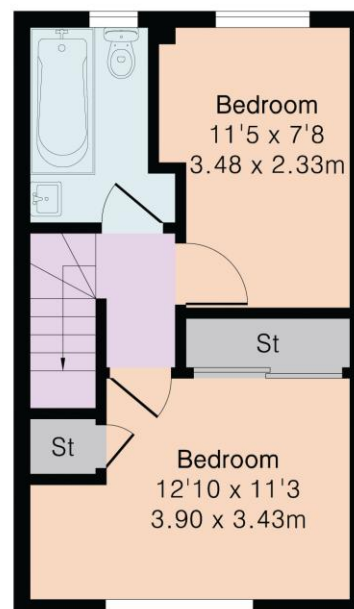
Approximate Gross Internal Area 599 sq ft - 55 sq m

Ground Floor Area 306 sq ft – 28 sq m

First Floor Area 293 sq ft – 27 sq m



Ground Floor



First Floor



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.



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