
LUMLEY
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Nell Gwynn Close

Shenley | WD7 9JA

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This well-presented three-bedroom house offers approximately 804 sq. ft. of thoughtfully arranged accommodation, excluding the separate garage, and provides well-proportioned living space throughout.

The ground floor features a generous living room, providing a comfortable and welcoming space to relax and unwind, while the adjoining dining room benefits from patio doors opening directly onto the rear garden. The fitted kitchen is practical and well-equipped, with good scope for everyday family living.

Upstairs, there are three bedrooms comprising a principal double bedroom, a further double bedroom and a useful third bedroom, all served by a family bathroom.

Externally, the property benefits from a private rear garden featuring a patio area, lawn and garden shed, creating a pleasant and useful outdoor space. A separate garage measuring approximately 16'5" x 7'10" provides valuable additional storage and parking, with potential for alternative uses such as a home gym or workspace, subject to any necessary permissions.

Viewing by appointment only.



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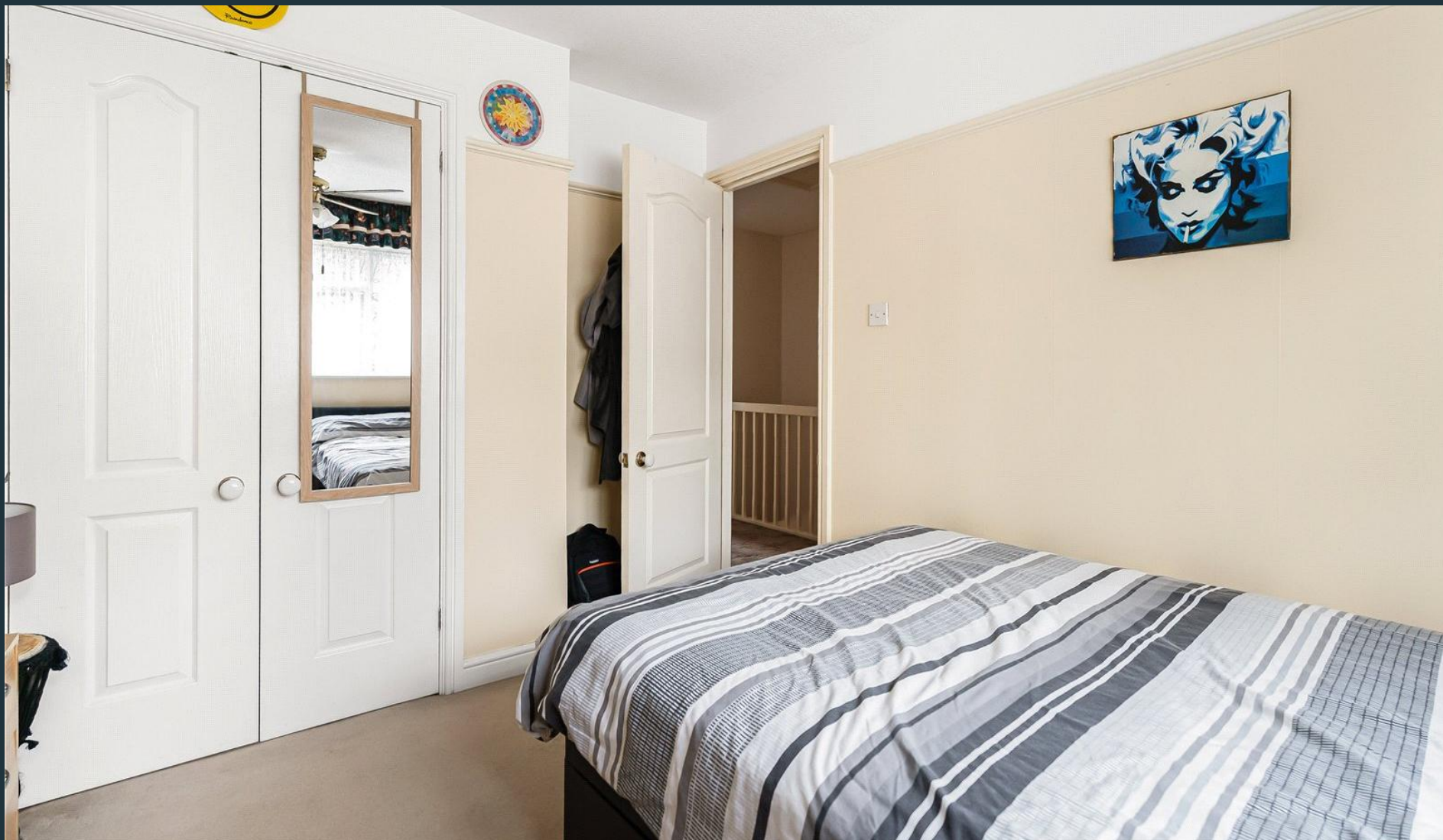
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**Approximate Gross Internal Area 804 sq ft - 75 sq m
(Excluding Garage)**

Ground Floor Area 409 sq ft – 38 sq m

First Floor Area 395 sq ft – 37 sq m

Garage Area 129 sq ft – 12 sq m

