



Harris Lane

SHENLEY, HERTFORDSHIRE WD7

£850,000



A charming three-bedroom cottage situated within the highly sought-after village of Old Shenley, surrounded by beautiful Hertfordshire countryside, with wonderful walks and open green spaces right on the doorstep. Combining character, warmth and timeless appeal, this delightful home offers the perfect balance of village living and modern convenience.

Occupying a generous plot, the property provides a peaceful retreat while remaining well connected to local amenities and transport links. Extending to approximately 1,000 sq ft over two floors, the accommodation has been thoughtfully arranged to create a welcoming and versatile living environment.

The ground floor features two reception rooms, offering flexible spaces for both everyday living and entertaining, each showcasing the property's inherent charm. The bespoke kitchen is a standout feature, finished to a high specification and designed to complement the cottage's unique character. A dedicated wine cellar further enhances the home, adding an additional touch of distinction.

Upstairs, three well-proportioned bedrooms are served by a practical and well-considered layout, perfectly suited to buyers seeking a home with genuine charm and individuality. A substantial





Externally, the property benefits from two separate gardens. The main garden provides ample space for outdoor entertaining, gardening and family enjoyment, while the side garden, retained by the owner, offers an additional outdoor area and further enhances the property's overall appeal.

The idyllic setting offers a wonderful sense of privacy and tranquillity, whilst remaining within easy reach of Radlett, Shenley and St Albans City, all of which offer an excellent selection of shops, restaurants and everyday amenities. Excellent transport connections also provide convenient access into London and beyond.

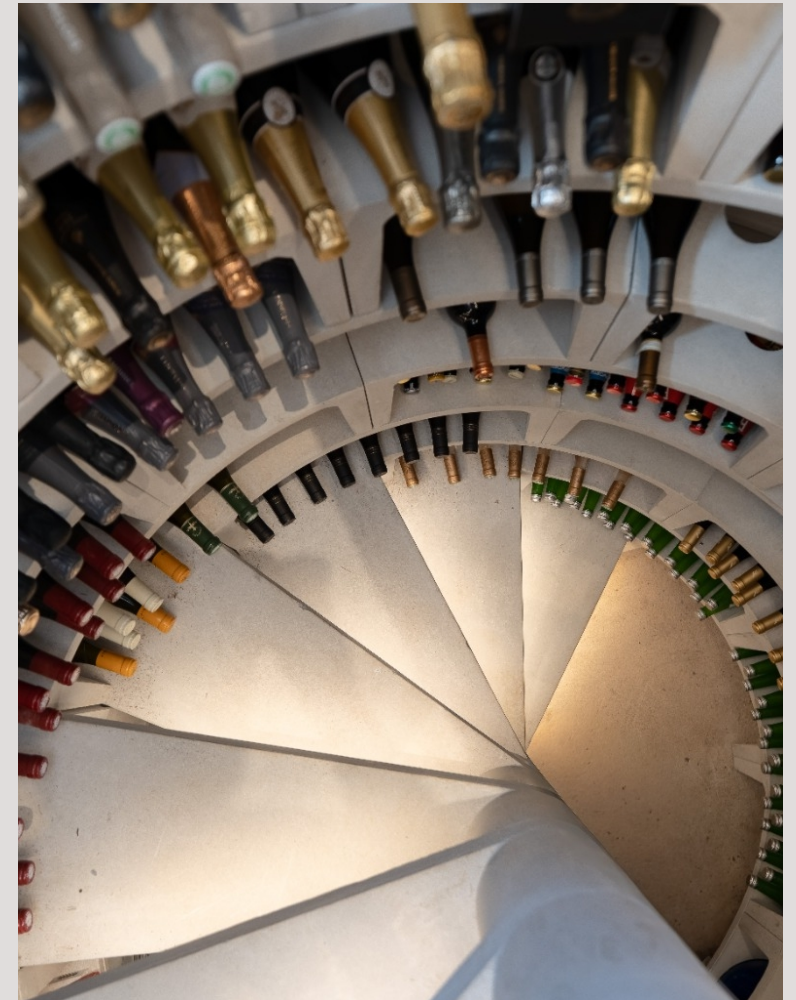








Scan for out video walkthrough





Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft

Garden Room = 23.0 sq m / 247 sq ft

Total = 127.0 sq m / 1366 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Particulars

Property

Harris Lane, Shenley, Hertfordshire WD7
£850,000

Rooms



2



1



3

Information

Council Tax

Features

- Charming three-bedroom cottage in the sought-after village of Old Shenley
- Surrounded by beautiful Hertfordshire countryside with wonderful walks nearby
- Two reception rooms offering flexible living and entertaining space
- Approximately 1,000 sq ft of characterful accommodation

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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