



£1,350 PCM

Shenley Lane, London Colney AL2 1LL

Studio | 1 Bedroom | 1 Bathroom

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A | H Attewell & Hardwicke  
The Letting Specialists

[www.attewellhardwickeandleahy.co.uk](http://www.attewellhardwickeandleahy.co.uk)



# Step Inside

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## Key Features

- Detached Studio
- New Construction
- Private Garden and Patio Area
- All Bills Included as well as Wi-Fi
- Fully Equipped Kitchen
- Gas Central Heating
- Modern Shower Room
- Small Utility Area
- Quiet Location

## Property Description

A smartly appointed, new detached studio with well equipped kitchen, modern shower room, spacious living area, recessed bed section and private garden. AVAILABLE 8TH AUGUST. UNFURNISHED. PARKING SPACE. ALL BILLS INCLUDED ALONG WITH WIFI AND GARDENER.

## Main Particulars

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### EXTERNALLY

Parking space on driveway.

Approached by a gravel driveway to a wooden entrance gate to the private pathway leading to the studio with it's own patio and garden, which is laid to lawn. Pear tree.

STUDIO ROOM 23'9" x 13'9"

Glazed entrance door with external lighting.

KITCHEN/DINING AREA 14'3" X 12'2"

Range of new grey wall and base units with complimentary grey worktops. Recess spotlighting. Wood effect flooring. One-and-a-half bowl stainless steel sink unit with mixer tap. Double oven with extractor over, fridge/freezer, slimline dishwasher. Window overlooking garden.

### UTILITY NOOK

New washing machine, grey worktop, grey wall mounted cupboard.

### SHOWER ROOM

Fully tiled shower room with deep shower recess, chrome shower fittings, vanity wash hand basin with chrome mixer tap, low level w.c., wood effect flooring, window to side.

LIVING/BEDROOM AREA 14'3" X 11'3"

Well planned area allowing for a double bed to be recessed behind the wall that adjoins the bathroom so that it cannot be seen from the main living area. Power points are either side of the bed area. Lovely, bright living room with a window over-looking the garden, recess spotlights, ample power points, charging sockets and TV/cable sockets. Wood effect flooring.

### GARDEN

Pathway to lead to the private garden with lawn and patio area.





Telephone: 01727 761 816

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