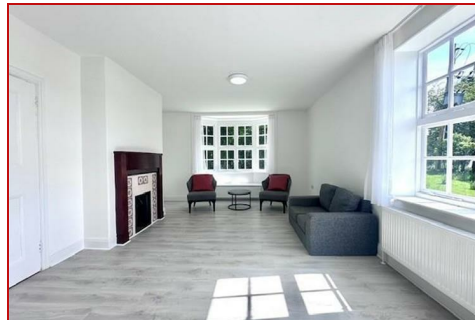




**BENJAMIN  
STEVENS.**  
estate agents



## Shenley Lane, London Colney AL2 1AF

**£4,500 Per Month**

This beautifully presented three-bedroom detached cottage has been recently refurbished throughout and offers a fantastic blend of character and modern living. Finished to a high standard, the property retains its period charm while providing all the comforts expected in a contemporary family home.

The ground floor features a bright and spacious dual-aspect living room, creating the perfect space for both relaxing and entertaining. At the heart of the home is a stylish, newly fitted kitchen/diner complete with integrated appliances. There is also a separate utility room and a convenient guest cloakroom.

Upstairs, you will find three generous double bedrooms, all benefiting from built-in wardrobes. The principal bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the property sits on a generous plot with a large garage, off-road parking for up to three vehicles, and a wonderful garden enjoying far-reaching countryside views.

To arrange a viewing, please call 020 3271 0111

# Shenley Lane, London Colney AL2 1AF



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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