

Broom Hill, Hemel Hempstead, HP1 2JD Asking price £425,000



estate & letting agents

An immaculately presented three bedroom end of terrace family home situated in this popular position on Broom Hill, Chaulden, Hemel Hempstead, HP1.

Accommodation includes an entrance hallway, open plan living/dining areas, a luxuriously appointed kitchen, useful store area, three well proportioned first floor bedrooms, and a modern family bathroom.

The property further benefits from an area of front garden and substantial south facing rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### **Front Door**

# **Entrance Hallway**

Radiator. Wood effect flooring. Stairs rising to the first floor accommodation. Access to the store area and living area.

## **Living Area**

Double glazed window. Fitted with a range of storage cupboards. Wood effect flooring. Archway leading to the dining area.

# **Dining Area**

Double glazed doors leading to the rear garden. Radiator. Access to the kitchen.

## Kitchen

Double glazed window. Two radiators. Fitted with a range of eye and base level units with work surfaces over. Integrated dishwasher and fridge freezer. Integrated oven with electric hob and extractor over. Space for a freestanding washing machine and tumble dryer. One and a half bowl ceramic sink with drainer unit and mixer tap. Under stair storage cupboard. Tiling to splash back areas.

Tiled flooring. Recessed down lighting. Access to store area.

#### **Store Area**

Double glazed door leading to the side aspect. Storage cupboard. Wood effect flooring. Recessed down lighting.

## **First Floor Landing**

Double glazed window. Access to the loft. Access to the family bathroom and all bedrooms.

#### **Bedroom**

Double glazed window. Radiator. Built in wardrobe.

#### **Bedroom**

Double glazed window. Radiator.

#### **Bedroom**

Double glazed window. Radiator. Built in storage cupboards.

# **Family Bathroom**

Two double glazed windows. Fitted with a three piece suite to include a panel enclosed bath with shower over, a cabinet enclosed wash hand basin and low level w/c. Partially tiled walls. Tiled flooring. Recessed down lighting. Chrome heated towel rail.

### **To The Front**

An enclosed front garden laid with areas of patio and lawn. Planted boarders. Outside light. Gated side access. Pathway leading to the front door.

## To The Rear

A private garden arranged with areas of patio and lawn. Enclosed primarily by timber panel fencing and part hedging. Planted boarders. Shed. Outside light. Outside tap. Gated side access.



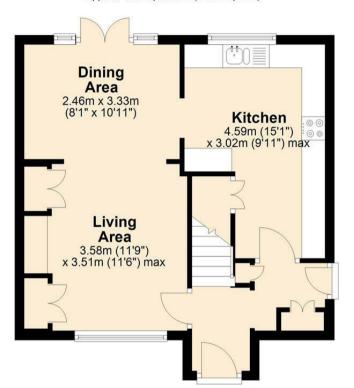






### **Ground Floor**

Approx. 41.0 sq. metres (441.2 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



# Total area: approx. 80.5 sq. metres (866.4 sq. feet)

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