







**Guide Price**  
**£425,000**

Offered to the market with NO UPPER CHAIN. Michael Anthony Estate Agents welcome this THREE BEDROOM end of terrace property located in Boxmoor. Well maintained throughout, the property boasts a spacious lounge and separate kitchen. Upstairs offers the main bedroom with an ensuite shower room and fitted wardrobes, a generous second double bedroom, a single bedroom and bathroom. The property also boasts a generous enclosed rear garden, a private off road parking space and is in walking distance to Boxmoor train station and local amenities.

# Property Description

## **ENTRANCE PORCH**

Porch with spotlights, shelves, UPVC door to:

## **ENTRANCE HALL**

Radiator, stairs rising to floor, cupboard housing gas and electric meters.

## **LOUNGE**

Double glazed window to front aspect. Two radiators, wood floor, Hive thermostat.

## **KITCHEN**

Double glazed window and French doors to rear aspect. Fitted with a range of base and eye level units with work surface over, gas hob with extractor fan over, one and a half bowl stainless steel sink and drainer unit with mixer tap, space for: oven, washing machine, and dishwasher; Hoover fridge freezer, cupboard housing wall-mounted gas boiler, spotlights, wall-mounted radiator.

## **LANDING**

Doors to all rooms, access to loft.

## **BEDROOM ONE**

Double glazed window to rear aspect, Fitted wardrobes, Two radiators.

## **EN-SUITE**

Walk-in shower, complementary tiling, wall-mounted wash hand basin with hot and cold taps., low level WC.

## **BEDROOM TWO**

Double glazed window to front aspect, storage shelving, Radiator.

## **BEDROOM THREE**

Double glazed obscure window to side aspect. Radiator.

## **BATHROOM**

Three-piece suite comprising low level WC, wall-mounted wash hand basin in vanity unit with mixer tap over, panelled bath with shower over, wall-mounted towel rail, complementary tiling.

## **OUTSIDE**

### **PARKING**

On street parking to the front. A single space to the rear.

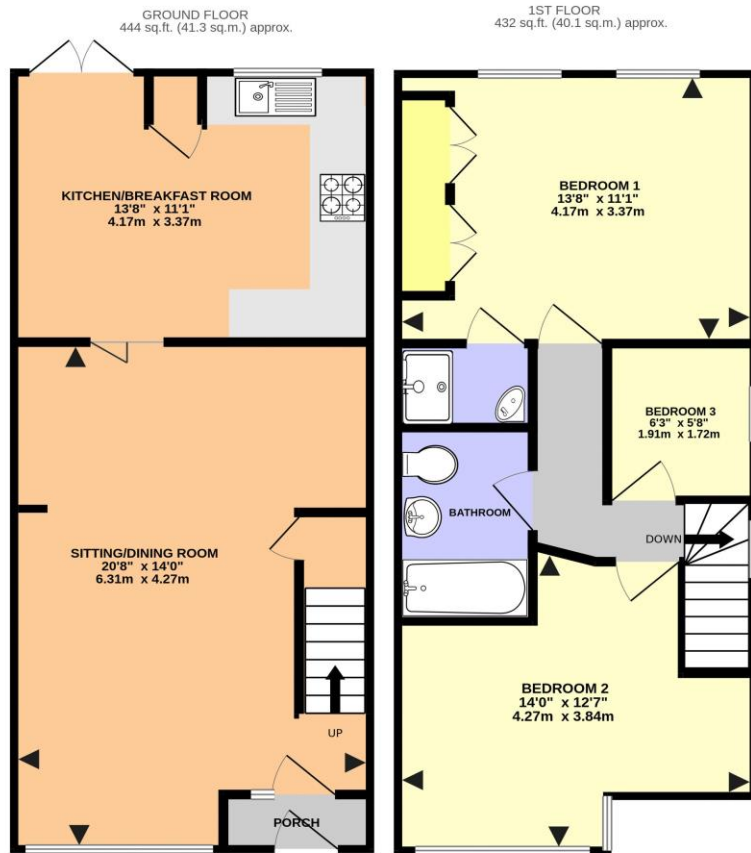
### **FRONT GARDEN**

Lawn area, Stairs rising to front door.

### **REAR GARDEN**

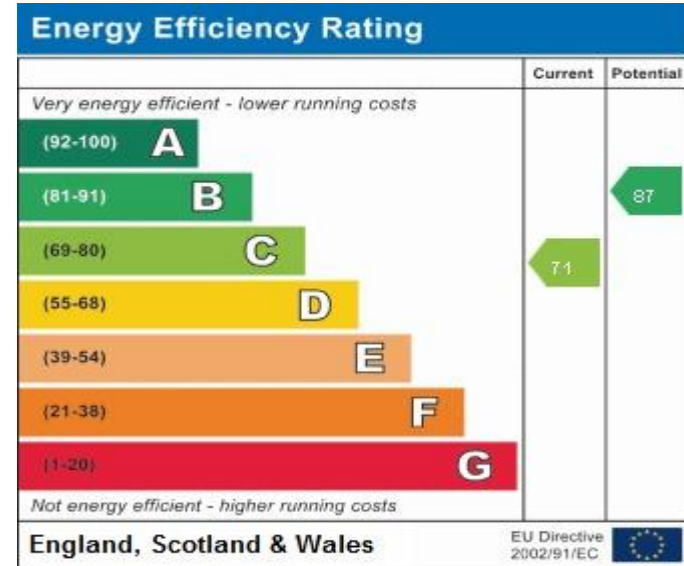
Patio leading onto a lawn and shrub area, Outside tap. Side and double-gated rear access.





GLENVIEW ROAD, HEMEL HEMPSTEAD HP1 1TE (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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