





Guide Price
£280,000

Situated in this highly sought after location within walking distance of Hemel mainline station. This superbly presented, larger than average ground floor maisonette, boasts it's own enclosed courtyard garden and briefly comprises a spacious entrance hall, generous lounge, refitted kitchen with separate utility area, two double bedrooms and a luxury bathroom, with a long lease and low service charges, making this an ideal first time or investment buy.

Property Description

Entrance

Double glazed UPVC front door set below a canopy storm porch.

Entrance Hall

A spacious entrance hall, recessed spot lighting, storage cupboards.

Lounge

Double glazed window to the front, wood effect flooring, radiator, TV point.

Kitchen

Fitted with a range of base and eye level storage units, ample work surface areas, with inset single drainer stainless steel sink unit set below a double glazed window to the rear, plumbing and space for washing machine and dish washer, gas and electric cooker points, tiled surrounds, UPVC double glazed door to the rear garden.

Utility Room

With more storage cupboards and space for white goods, UPVC double glazed door to the front.

Bedroom One

Double glazed window to the front, radiator, cupboard housing wall mounted Worcester Bosch gas boiler.

Bedroom Two

Double glazed window to the front, radiator.

Bathroom

A fully tiled bathroom comprising a low level WC, pedestal wash hand basin, panel bath with central taps and electric shower over, radiator, double glazed window.

Outside

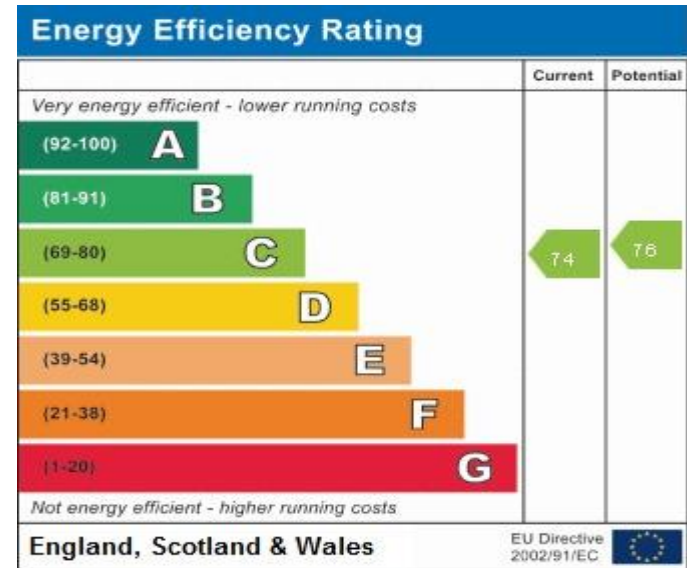
Rear Garden

A fully enclosed courtyard with outside tap.

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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