





**Offers in Excess of
£500,000**

A superbly presented and successfully extended family home, situated within walking distance of Hemel town centre and within easy reach of Hemel mainline station. Briefly comprising a spacious entrance hall, a lovely cosy lounge with feature wood burner, whilst a further sitting room can also be found which is accessed from the hallway and opens into the full width kitchen dining room. The kitchen has been fully refitted and offers ample storage with built in appliances with the dining area boasting bifold doors to the rear gardens. A utility room has been added and this has access to the downstairs cloakroom and study/ office. To the first floor can be found three double bedrooms with a luxury ensuite bathroom to the master bedroom. The luxury family bathroom also been refitted. A staircase has been added from the landing to a partially converted loft, this has planning permission granted to provide further bedrooms. Externally the house offers driveway parking for two vehicles, whilst the private south facing gardens also boast a large outside workshop which is currently used as a home gym and music room but could offer a multitude of uses.

Property Description

Entrance

UPVC double glazed front door set below a recessed storm porch.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, recessed spot lights, wall hung radiator, wood effect flooring.

Snug Lounge

With a double glazed bay window to the front, wood burner, wall hung radiator, TV point.

Living Room

Part glazed Bifold doors open to the living room with, wall hung radiator, TV point, coving to the ceiling and ceiling rose.

Kitchen/Diner

A refitted kitchen in a contemporary style, with a range of base and eye level storage units with matching full height cupboards, work surface areas with matching upstands with one and a half bowl single drainer acrylic sink with mixer tap set below a double glazed window to the rear, integrated Bosch dishwasher, built in four ring induction hob with glass splash back and stainless steel canopy extractor hood. Built in electric oven, recessed spot lights, wood effect flooring.

Dining Area

With Bifold doors to the rear garden, radiator, wood effect flooring.

Utility Room

A glazed door opens to the utility room with work surface areas, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler and mega flow hot water tank, double glazed door to the side.

Cloakroom

With a low level WC, wash hand basin with mixer tap, extractor fan, heated towel rail, tiled floor.

Study/Office

With a double glazed window to the front, wood effect flooring, double glazed door to the side, recessed spot lights.

First Floor Landing

Stairs to the first floor, Velux window, recessed spot lights, wood effect flooring, staircase to the loft. The loft has been partially converted, with the installation of a double glazed window and two Velux windows and could provide a further bedrooms NB planning permission has been granted, with full details available on the Dacorum Borough website.

Bedroom One

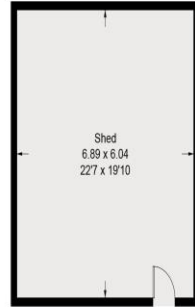
Double glazed window to the rear, radiator, recessed spot lights.

Ensuite

A luxury three piece ensuite bathroom comprising, a WC with concealed cistern, wall hung wash hand basin with mixer tap with storage cupboards below, jacuzzi bath with mixer tap and hand held shower attachment with further fixed rainfall shower head, fully tiled walls and flooring with under floor heating, extractor fan.



Maynard Road



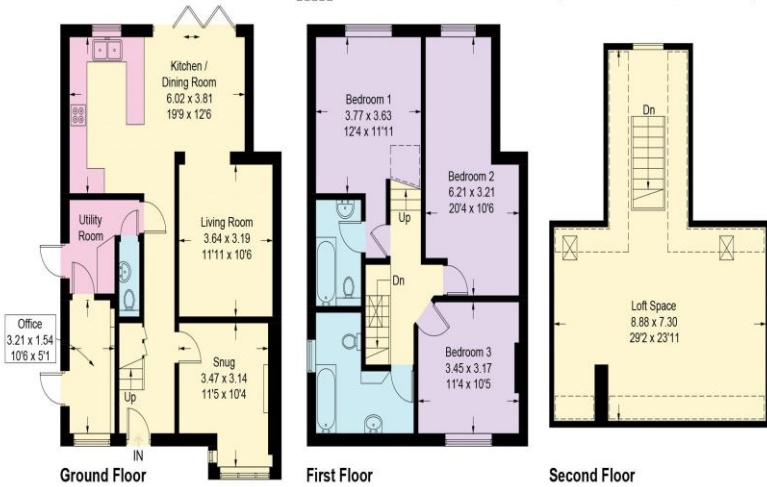
(Not Shown In Actual Location / Orientation)



Approximate Total Area
 1717 sq ft / 159.5 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom
 155 sq ft / 14.4 sq m
 Shed = 449 sq ft / 41.7 sq m
 Total = 2321 sq ft / 215.6 sq m

This plan is for layout guidance only.
 Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan,
 please check all dimensions,
 shapes and compass bearings before
 making any decisions reliant upon them. (ID1032370)

= Reduced headroom below 1.5m / 5'0



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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