





**£260,000**

A superbly presented one bedroom ground floor maisonette situated in this tucked away location. The property is offered with a share of freehold comprising of a generous living/dining room with patio doors leading to a lovely courtyard garden, refitted kitchen, double bedroom with built in wardrobes, luxury bathroom, allocated parking, easy access to Town Centre, Old Town & Boxmoor.

# Property Description

## Entrance

UPVC front door opens to.

## Entrance Hall

Two storage cupboards, recessed spot lighting, radiator.

## Lounge/Diner

With double glazed sliding doors to the rear courtyard, radiator, recessed spot lighting, TV point.

## Kitchen

A refitted kitchen with a range of base and eye level storage units, work surface areas with an inset stainless steel sink unit with mixer tap set below a double glazed window to the rear, built in electric hob with stainless steel canopy extractor hood over and electric oven below, integrated fridge freezer and washing machine, cupboard housing wall mounted gas boiler, tiled surrounds, recessed spot lighting.

## Bedroom

With built in wardrobes, two double glazed windows, radiator, recessed spot lighting.

## Bathroom

A luxury three piece suite comprising a low level WC and wash hand basin with mixer tap set in a vanity unit and surround with storage cupboards below, bath with mixer tap with hand held shower over and fixed rainfall shower head., tiled surrounds, heated towel rail, shaver point and double glazed window.

## Outside

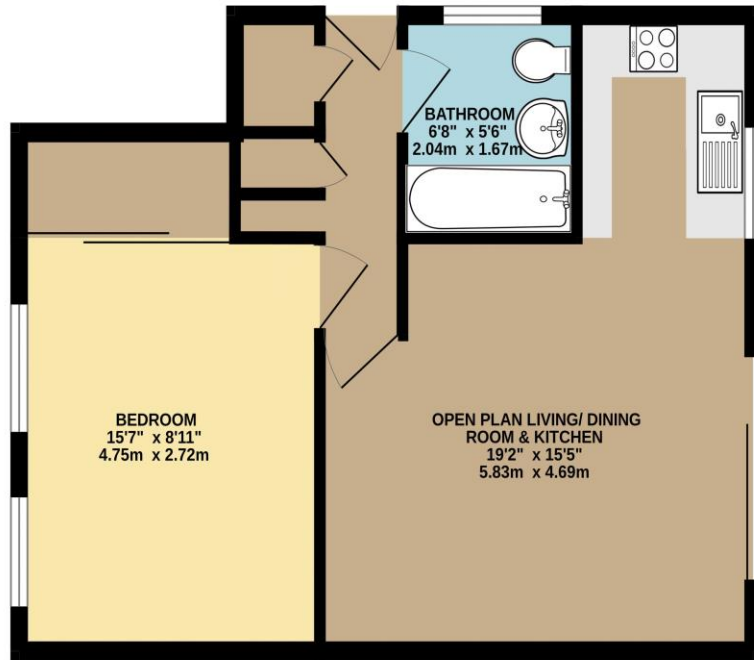
## Courtyard

Accessed via patio doors, a communal courtyard.

## Parking

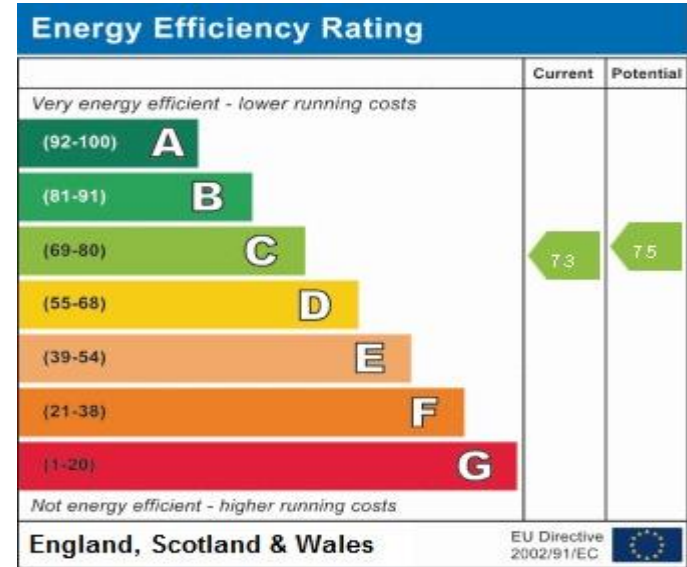
Allocated parking with visitors spaces.

GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 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 as to their operability or efficiency can be given.  
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33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk