





**Offers in Excess of
£695,000**

Situated within the ever popular HP3 location and within walking distance of local schools, shops and Apsley train station, Michael Anthony are delighted to offer to the sales market this beautifully presented three/ four bedroom detached family home. With a large driveway to the front of the property, downstairs boasts a spacious lounge with a fireplace, a large dining room allowing access to the utility room, fourth bedroom and the larger than average garden, The kitchen that has been modernised by the current owners with modern worktops and units throughout, integrated appliances and a sink with an 'insinkerator' hot tap. Upstairs has two generously sized bedrooms, The family bathroom with underfloor heating and the master bedroom with an impressive en-suite consisting of a beautifully finished walk-in shower and a free standing bath.

Property Description

Entrance

Entrance Hall

Stairs rising to first floor, doors to all rooms, Radiator

Lounge

Double glazed window to front aspect, Fireplace and Radiator

Kitchen

Double glazed window to rear aspect. A range of base and eye level units with a built in dishwasher, double oven, gas hob and extractor fan. A sink with a mixer tap, 'insinkerator' hot tap and drainer. Space for a fridge/freezer.

Dining Room

Double glazed french doors to rear aspect, Two radiators and door to fourth bedroom.

Utility room

A range of base and eye level units, space for a washing machine and dryer.

Bedroom One

Double glazed window to front aspect, Radiator and Door to En-suite.

En-suite

Double glazed obscured window to front aspect. A four piece suite, low level W.C, sink on a raised platform, free standing bath and a walk in shower. Underfloor heating and complimentary tiling throughout.

Bedroom Two

Double glazed window to rear aspect, Radiator.

Bedroom Three

Double glazed window to rear aspect, Radiator.

Bedroom Four

Double glazed window to rear aspect.

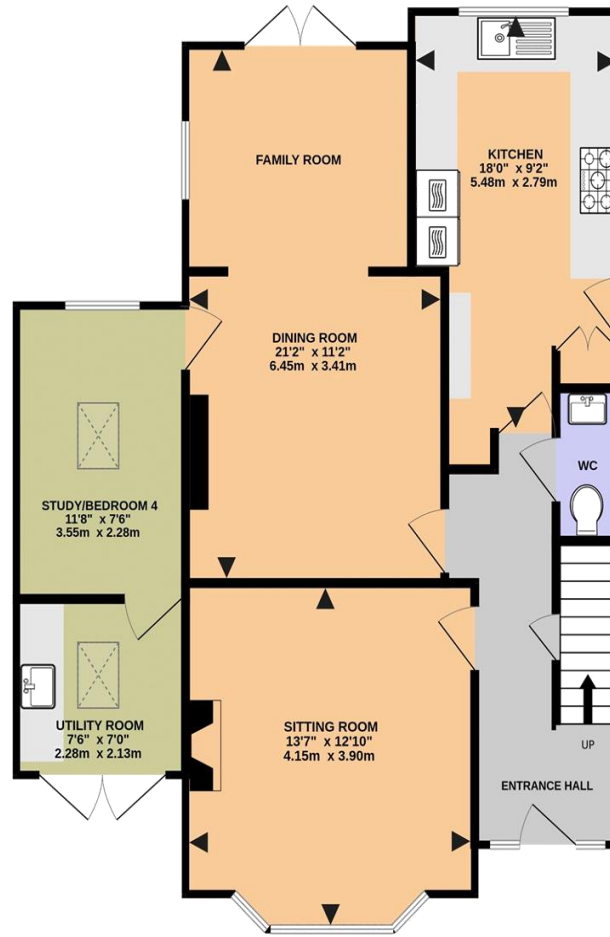
Bathroom

Obscured double glazed window to side aspect. Three peice suite, wall mounted wash hand basin, low level w.c. and panel bath with mixer tap and electric shower. Shaver point and underfloor heating.

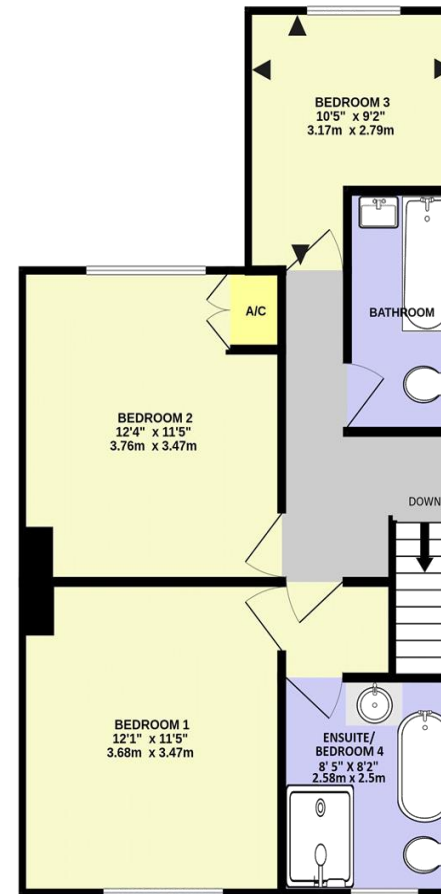
Garden

Steps down to garden. Paved and Grass areas

GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



BELMONT ROAD, HEMEL HEMPSTEAD HP3 9NX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1337 sq.ft. (124.2 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.

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