





£470,000

We are delighted to offer for sale this outstanding semi detached home situated in this highly sought after location within walking distance to the town centre as well as Hemel mainline station. The property has undergone complete refurbishment by the current owner to now provide a modern stylish home, yet with many original features. Briefly comprising a generous hallway with stairs to the first floor and doors to a useful utility room with space and plumbing for white goods and the cosy living room with a feature cast iron space and dividing wall opening to the stunning kitchen/dining room arranged with a vast range of wall and base units, integrated and free standing appliances, coordinating work surfaces incorporating an island/ breakfast bar and contemporary patio doors leading to the landscaped gardens with outside gym/office and storage shed. Whilst to the first floor can be found a luxury family bathroom and two excellent size double bedrooms. The addition of off road parking completes this wonderful family home.

Property Description

Entrance Hall

A recently replaced composite front door set below a canopy storm porch opens to a lovely bright entrance hall, with original stained glass port hole window to the front, stairs rise to the first floor with under stairs storage cupboard, further walk in cupboard with recently installed wall mounted combination gas boiler.

Lounge

A part glazed door opens to the lounge with a double glazed window to the front, exposed floor boards, feature fireplace, radiator.

Dining Area

Open plan dining area with exposed floor boards, radiator, recessed spot lighting.

Kitchen

A quality refitted kitchen with a range of shaker style storage units with matching island and breakfast bar, ample work surface areas with matching upstands, inset butler sink, space for range style cooker, contemporary styled doors leading to the rear garden, sky lantern providing extra light.

Utility Room

With plumbing and space for washing machine as well as ample space for additional white goods, double glazed window, recessed spot lighting, radiator.

First Floor Landing

Stairs rise to the first floor, access to the loft, double glazed window to the side, radiator.

Bedroom One

With a double glazed window to the front, feature fireplace, built in wardrobe, exposed floor boards, radiator.

Bedroom Two

Double glazed window to the rear, radiator, exposed floor boards.

Bathroom

A luxury three piece suite comprising a low level WC, wash hand basin with mixer tap set in a vanity unit with cupboard below, bath with mixer tap and hand held shower over and a fixed rainfall shower head, tiled surrounds, heated towel rail, double glazed window to the rear, exposed floor boards.

Outside

Driveway

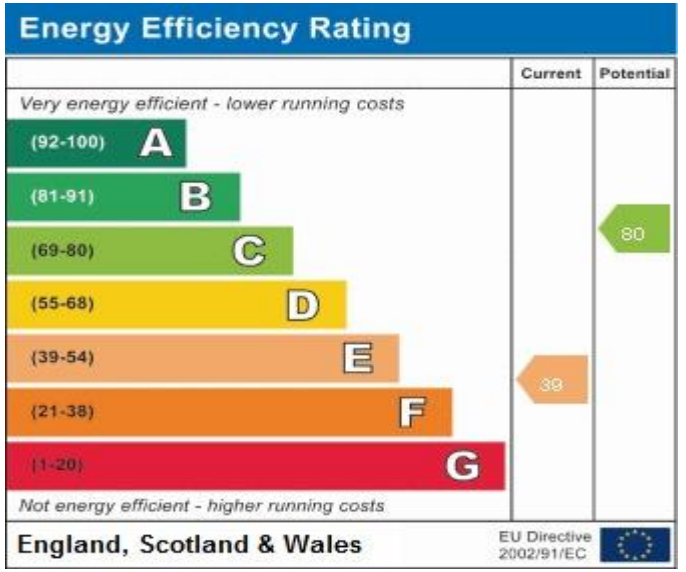
Block paved driveway to the front of the property providing off road parking.

Rear Garden

A feature of the property is the landscaped rear garden. Which has been cleverly maintained and designed for ease of maintenance, with gated side access, outside cold water tap and lighting. With a seating area to the immediate rear with surrounding raised planters, these leads to a lawn area and then onto a gravelled area. To the rear of the garden can be found a useful outside summerhouse, this could be used for multiple uses and is currently used a home gym with light and power, alongside this is storage shed again with power and lighting.



CORNER HALL AVENUE, HEMEL HEMPSTEAD HP3 9EE (PRODUCED FOR MICHAEL ANTHONY);
TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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.

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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