





**Offers in Excess of
£400,000**

Conveniently located a short driving distance from the town centre and train station and within walking distance to local amenities as well as popular schools, this well presented three bedroom end of terrace family home sits on a corner plot overlooking green spaces. Downstairs comprises a modern fitted kitchen and a bright open plan lounge/dining room with patio doors out to the south westerly facing rear garden. Upstairs are two good sized double bedrooms, a generous third bedroom and a family bathroom. The landscaped rear garden benefits from lots of storage, including three brick sheds and a gated driveway leading to a large single garage with lighting and power which could be converted if required to an office, gym or similar.

Property Description

ENTRANCE

UPVC double glazed front door with storm porch over to:

ENTRANCE HALL

Radiator, stairs rising to first floor, under stairs storage cupboard. Wood effect flooring.

LOUNGE

Double glazed window to front aspect. Feature gas fireplace, radiator. Wood effect flooring

DINING ROOM

Double glazed sliding patio doors to rear aspect. Wood effect flooring.

KITCHEN

Double glazed window and double glazed UPVC rear door. Fitted with a range of base and eye level units with work surface over, single drainer stainless steel sink unit with mixer tap over, four-ring gas hob, built-in oven, plumbing for washing machine and dishwasher, space for fridge freezer and dryer. Tiled Flooring.

LANDING

Double glazed window. Access to boarded loft space with light via ladder, doors to all rooms, airing cupboard.

BEDROOM ONE

Two double glazed window to front aspect. Radiator, large storage cupboard with mirrored doors.

BEDROOM TWO

Two double glazed windows to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator, storage cupboard. Wood effect flooring.

BATHROOM

Double glazed window to rear aspect. Three-piece suite comprising low level WC, whirlpool bath with shower over, pedestal wash hand basin, radiator.

OUTSIDE

GARAGE

Large single garage with up and over door, door to side, power and lighting.

SHED BUILDINGS

One large wooden shed & three brick shed buildings, one with power and lighting.

FRONT GARDEN

Path to front door, lawn area, side access.

REAR GARDEN

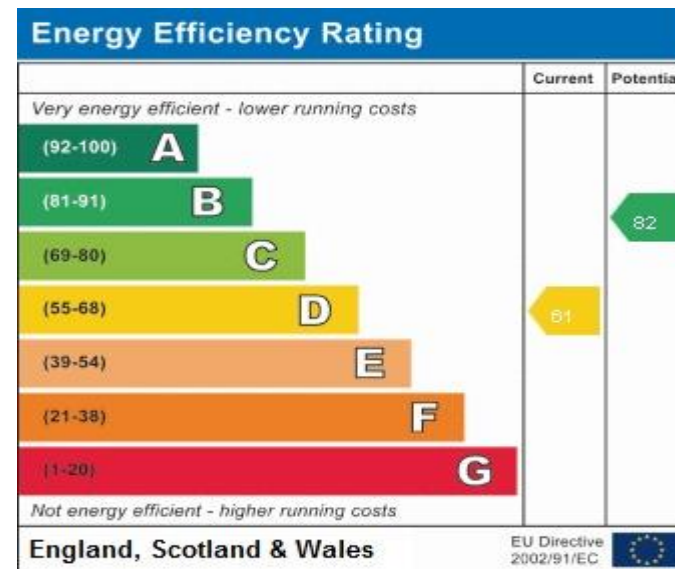
Lawn area with large porcelain patio area, cold water tap, metal gate leading to side access, off street parking for 2 cars with large bi-fold wooden gates leading to street.



ALLANDALE, HEMEL HEMPSTEAD HP2 5AU (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1107 sq.ft. (102.9 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed
Made with Metropix ©2024



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

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk