







**£485,000**

We are delighted to offer for sale this three bedroom semi detached home situated in a highly sought after cul de sac location benefiting from NO ONWARD CHAIN, with a large southerly facing gardens boasting tremendous potential to extend (subject to the necessary permissions). Comprising a dual aspect lounge dining room, fitted kitchen, downstairs cloakroom, three well proportioned bedrooms and family bathroom, the property also benefits from a garage and driveway parking.

# Property Description

## Entrance Hall

Double glazed front door opens to the entrance hall, stairs to the first floor, radiator, under stairs storage cupboard.

## Cloakroom

Comprising a low level WC, wash hand basin, double glazed window to the side, radiator.

## Lounge/Diner

A dual aspect room with a double glazed windows to both the front and rear, three radiators, fireplace. TV point.

## Kitchen

Fitted with a range of base and eye level storage units, work surface areas, with an inset single drainer stainless steel sink unit with mixer tap set below a double glazed window to the side, plumbing and space for washing machine, cupboard housing gas boiler, tiled surrounds, double glazed door to the rear garden.

## First Floor Landing

Stairs to the first floor, access to the loft, door to the airing cupboard, radiator, double glazed window to the side.

## Bedroom One

Double glazed window to the rear, radiator.

## Bedroom Two

Double glazed window to the front, radiator.

## Bedroom Three

Double glazed window to the rear, radiator, storage cupboard.

## Bathroom

Three piece suite comprising a low level WC and wash hand basin with mixer tap housed in a vanity unit and surround, bath with mixer tap and shower over, double glazed window to the front, tiled surrounds, heated towel rail.

## Garage

Situated alongside with an electric up and over door, power and lighting, window to rear aspect. Courtesy door to side.

## Driveway

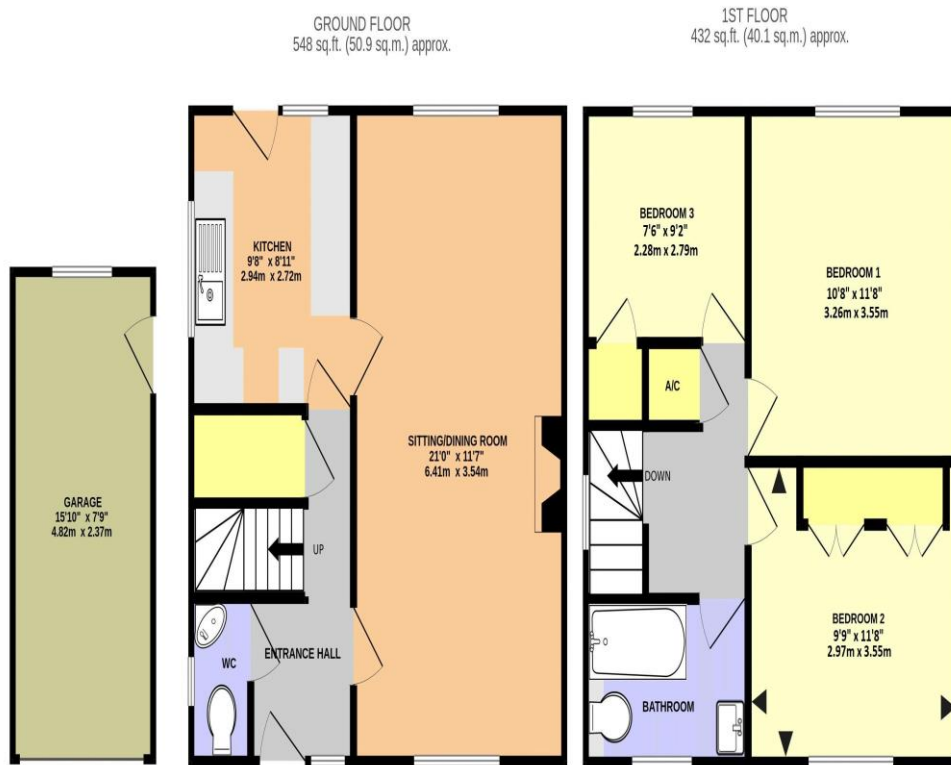
A block paved driveway providing ample off road parking.

## Front Garden

Laid to lawn with surrounding borders, outside light.

## Rear Garden

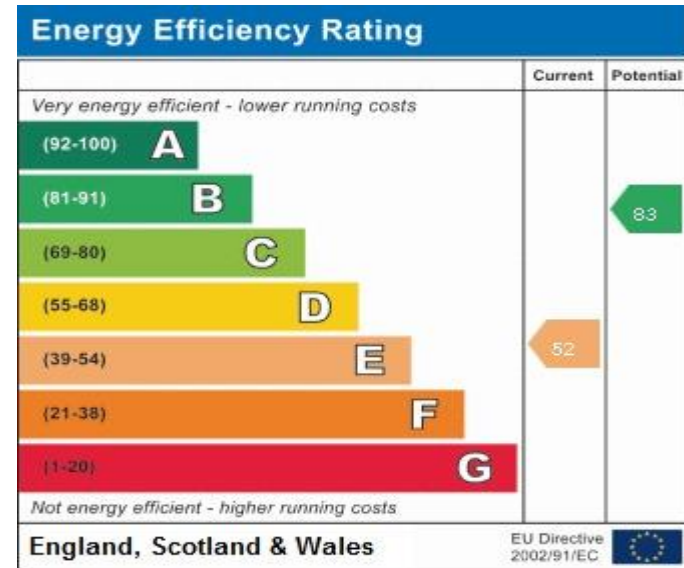
A feature of the property is the larger than average fully enclosed, southerly facing rear garden, extending to over 80 feet in depth, with a paved area to the immediate rear, leading to an extensive lawned garden. Outside cold water tap, light and gated side access.



FIR TREE CLOSE, HEMEL HEMPSTEAD HP3 8NG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 980 sq.ft. (91.1 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

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