





£570,000

We are delighted to present this spacious 1930s four bedroom semi detached home offered with no upper chain and situated in this highly sought after Boxmoor location. Briefly comprising a spacious entrance hall with refitted downstairs cloakroom, a light and airy lounge dining room with feature fireplace with inset wood burner, a double glazed conservatory and refitted kitchen complete the downstairs accommodation, whilst upstairs can be found four generous bedrooms and a family bathroom. The property also boasts an integral garage, which could be converted to further living accommodation as well as having a 20' x 11'8 timber garage / workshop to the rear. All located within walking distance of the town centre as well as being in catchment of popular schools.

Property Description

ENTRANCE

Part glazed UPVC door to:

ENTRANCE HALL

Stairs to first floor, radiator, doors to:

CLOAKROOM

Frosted double glazed window to side aspect. Low level w.c., vanity wash hand basin, radiator.

LOUNGE/DINING ROOM

Double glazed bay window to front aspect. Wood burner, radiator, opening to dining area, further radiator, ceiling and wall lights, double glazed sliding door to:

CONSERVATORY

Double glazed windows and doors on a low level brick base, ceiling light and fan.

KITCHEN

Double glazed window to rear aspect, part glazed door to side. Range of floor and wall mounted units with solid wood work surface over, cupboard housing wall mounted gas boiler. Range cooker with extractor fan above, space for fridge/freezer, washing machine and dishwasher.

LANDING

Double glazed window to side aspect. Access to part boarded loft space via ladder, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed bay window to front aspect. Radiator.

BEDROOM TWO

Double glazed windows to front and side aspects. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator, cupboard housing hot water cylinder.

BATHROOM

Frosted double glazed window to side aspect. Low level w.c., pedestal wash hand basin, bath with shower over, storage unit with electric lit mirrored door, part tiled walls and tiled floor.

OUTSIDE

GARAGE

Up and over door, power and light.

FRONT GARDEN

Block paved driveway providing off road parking for multiple cars, gated to side.

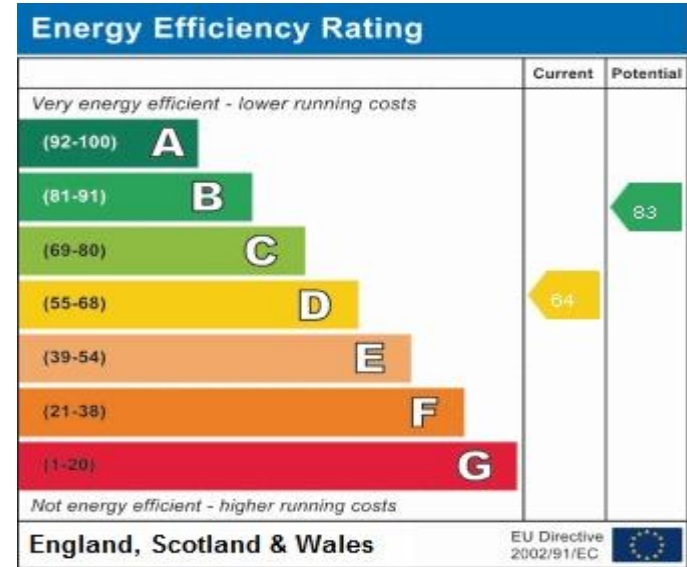
REAR GARDEN

Beautifully manicured garden which is mainly laid to lawn with patio area and



MELSTEAD ROAD, HEMEL HEMPSTEAD HP1 1SX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1545 sq.ft. (143.6 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.

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