

**Guide Price**  
**£650,000**

Offered in excellent condition throughout and with no upper chain. This three bedroom detached home stands on a generous plot with in this highly sought after location. With potential to extend S.T.P.P. and briefly comprising a spacious entrance hall with downstairs cloakroom, lounge with separate dining room, fitted kitchen, three generous bedrooms and a family bathroom. With a garage alongside and ample off road parking. All located within easy reach of local shops and popular schools.

# Property Description

## Entrance Hall

Double glazed front door opens to a larger than average entrance hall, recessed spot lighting, two radiators, stairs to the first floor, wall light points, thermostat control, walk in storage cupboard, double glazed window to the front.

## Cloakroom

Comprising a low level WC, wash hand basin with mixer tap set in a vanity unit with cupboard below, double glazed window to the rear, recessed spot lighting, extractor fan, radiator.

## Lounge

Part glazed door opens to the lounge with full height double glazed window to the front, radiator, feature fireplace and surround with inset wood burning effect gas fire, TV point.

## Dining Room

Double glazed sliding doors to the rear garden, radiator.

## Kitchen

Fitted with a range of base and eye level storage units, ample work surface areas with an inset single drainer sink unit with mixer tap set below a double glazed window to the rear, built in four ring gas hob and built in double oven, space and plumbing for washing machine and dish washer, tiled surrounds, double glazed door to the rear garden.

## Landing

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

## Bedroom One

Double glazed window to the rear, radiator, range of built in wardrobes, recessed spot lighting.

## Bedroom Two

Double glazed window to the front, radiator, built in wardrobes.

## Bedroom Three

Double glazed window to the front, radiator.

## Family Bathroom

A three piece suite comprising a low level WC and wash hand basin with mixer tap housed in a vanity unit and surround with cupboards below, bath with mixer tap and shower over, tiled surrounds, double glazed window to the side, radiator.

## Outside

### Garage

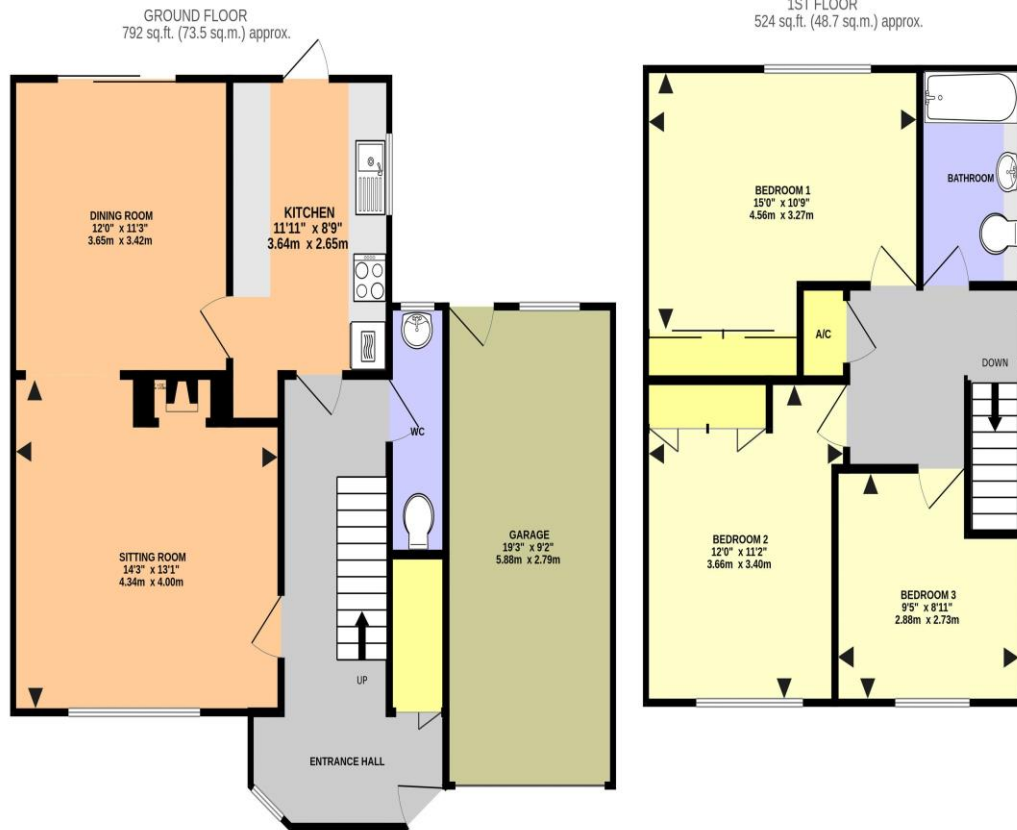
Situated alongside with up and over door, power and lighting, courtesy door to the rear garden.

### Front Garden

Laid for ease of maintenance with block paved driveway providing ample off road parking, outside lighting.

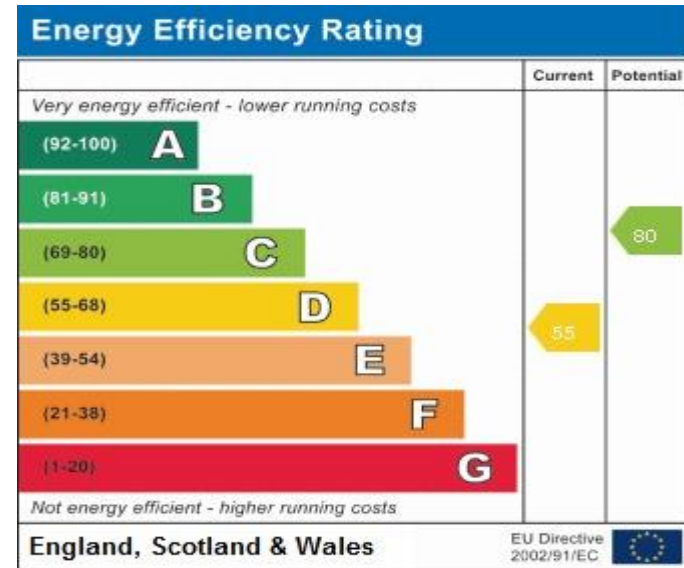
### Rear Garden

A feature of the property is the generous sized fully enclosed rear garden, with a paved area extending the full width of the property. Laid mainly to lawn with



BRANKSOME COURT, HEMEL HEMPSTEAD HP2 7AG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1316 sq.ft. (122.3 sq.m.) approx.  
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