





**Offers in Excess of
£375,000**

Situated in this quiet location but within easy reach of local amenities, schools and parks this three bedroom terraced property is in need of modernisation throughout offering the opportunity to create a wonderful family home. Comprising front to back lounge, kitchen to rear, utility/study, front & rear gardens with potential to create off-street driveway parking (subject to necessary permissions). NO ONWARD CHAIN

Property Description

ENTRANCE

UPVC double glazed frosted door to:

ENTRANCE HALL

Stairs rising to first floor, under stairs storage cupboard, doors to kitchen and lounge.

CLOAKROOM

Frosted window to rear aspect. Low level WC.

LOUNGE

Double glazed bay window to front aspect, double glazed sliding door to rear. Radiator.

STUDY/UTILITY

Door to front. Space for fridge freezer, cupboard housing fuse board.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, sink with drainer, built-in oven and hob with extractor fan over, storage cupboard, part glazed door to rear lobby, door to lounge, door to study/utility.

REAR LOBBY

Double glazed frosted door to garden. Door to WC.

LANDING

Double glazed window to rear aspect. Access to loft space, airing cupboard housing gas boiler and hot water cylinder.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in cupboard.

BEDROOM TWO

Double glazed window to front aspect. Radiator, built-in cupboard.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, bath with shower over, heated towel rail.

OUTSIDE

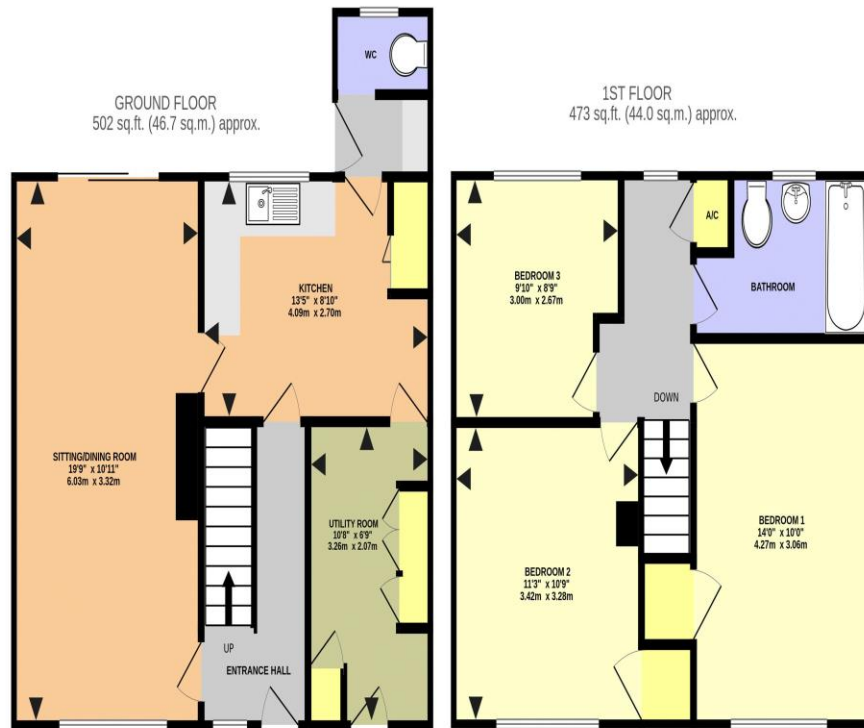
PARKING

FRONT GARDEN

Mainly laid to lawn offering great potential to create substantial off-street parking (subject to relevant permissions), pathway leading to front door.

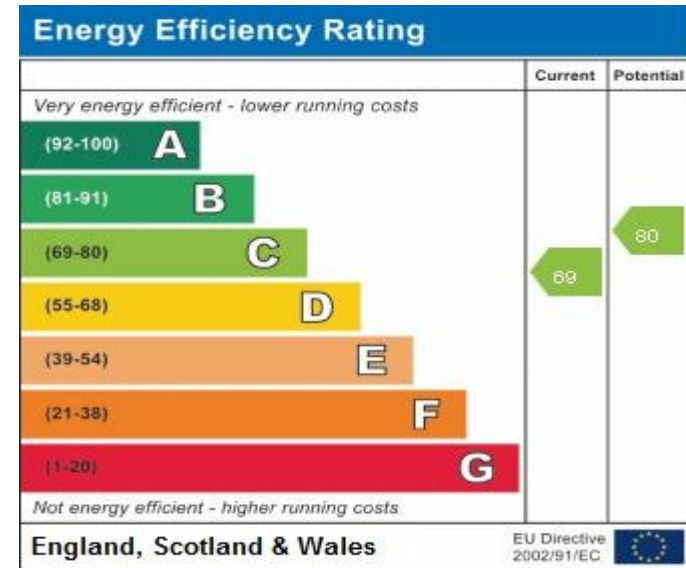
REAR GARDEN

Patio & lawned areas with pathway leading to timber storage shed.



RIPLEY WAY, HEMEL HEMPSTEAD HP1 2ND (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 976 sq.ft. (90.7 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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