





£450,000

Set only a short distance from the town centre and all local amenities, this well presented three bedroom semi detached family home briefly comprises recently re-fitted Kitchen & Bathroom, brand new Gas Boiler, three reception rooms and a generous rear garden complete with a large outbuilding with power & lighting.

Property Description

ENTRANCE

Part glazed composite door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to dining room, kitchen and lounge.

CLOAKROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin in vanity unit, radiator.

LOUNGE

Double glazed doors to conservatory. Radiator, electric feature fireplace.

DINING ROOM

Double glazed window to front aspect. Radiator.

CONSERVATORY

Conservatory on low level brick base with double glazed windows and doors to garden.

KITCHEN

Double glazed window to front aspect. Fitted with a range of base and eye level units with rolled edge work surface over, stainless steel sink with drainer, integrated: electric double ovens, electric hob with extractor fan over, fridge freezer, and dishwasher; space for washing machine, cupboard housing wall-mounted gas boiler, tiled splashback, door to WC, door to rear.

LANDING

Double glazed window to side aspect. Access to loft space, doors to all rooms.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Two double glazed windows to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin set in vanity unit, panelled bath with shower over, extractor fan, spotlights, tiled walls and floor, heated towel rail, airing cupboard housing hot water cylinder.

OUTSIDE

FRONT GARDEN

Steps rising to path leading to front door and side gate, lawn area, flower and shrub beds, outside light.

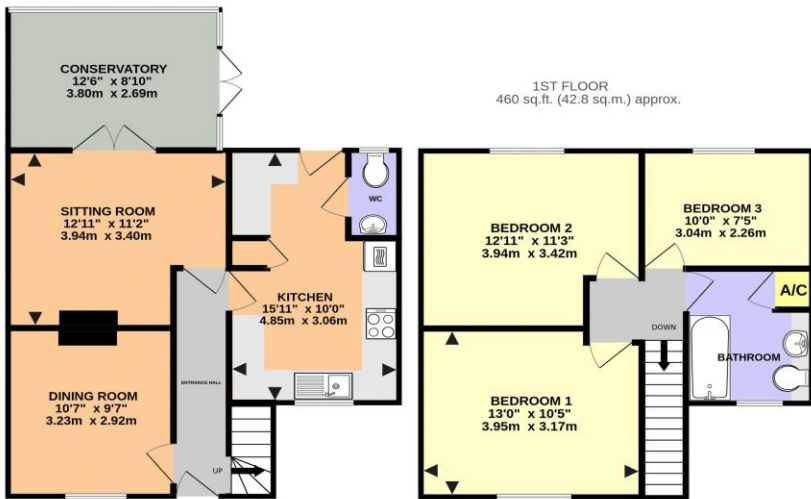
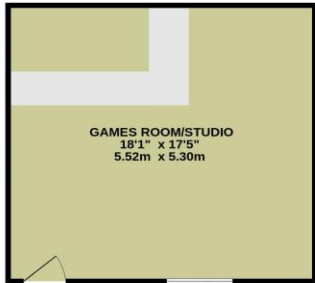
REAR GARDEN

Mainly laid to lawn with patio area, gate to side access, decking area, timber storage shed, path to garden room.

GARDEN ROOM

Timber clad garden room with UPVC double glazed windows and door to front aspect, power and lighting.

GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



ST PAULS ROAD, HEMEL HEMPSTEAD HP2 5DB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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