





£375,000

Set in a peaceful location on a walkway overlooking rolling fields and the town beyond, this well presented three bedroom terraced home comprises modern, refitted kitchen & bathroom, lounge/dining room, landscaped front & rear garden with private parking accessed via double gates.

Property Description

ENTRANCE

Part glazed UPVC door to:

ENTRANCE HALL

Radiator, stairs rising to first floor, two storage cupboards, doors to lounge, kitchen and WC.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, wall-mounted wash hand basin, part tiled walls.

LOUNGE

Three double glazed doors to rear. Radiators.

KITCHEN

Double glazed window to front aspect with stunning views over fields and the town beyond. Fitted with a range of floor and wall-mounted units with work surface over, stainless steel sink with drainer and mixer tap, integrated: electric ovens, dishwasher, fridge freezer, washing machine, gas hob with extractor fan over, and microwave; wine cooler, radiator, door to lounge.

LANDING

Radiator, storage cupboard with loft access, airing cupboard housing gas boiler.

BEDROOM ONE

Double glazed window to front aspect. Air conditioning unit, storage cupboard.

BEDROOM TWO

Double glazed window to rear aspect. Air-conditioning unit, built-in storage cupboard.

BEDROOM THREE

Double glazed window to rear aspect.

BATHROOM

Double glazed frosted window to front aspect. WC, wash hand basin in vanity unit, panelled bath with shower over, tiled walls and floor, under floor heating, heated towel rail, spotlights.

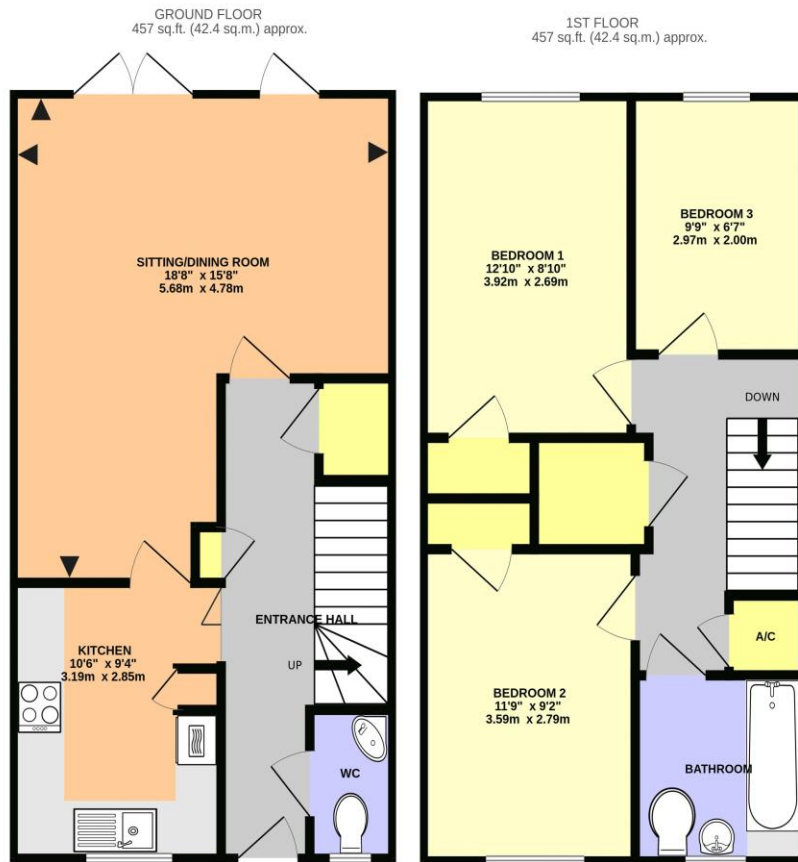
OUTSIDE

FRONT GARDEN

Low maintenance paved garden enclosed in low level brick wall, steps leading to front door.

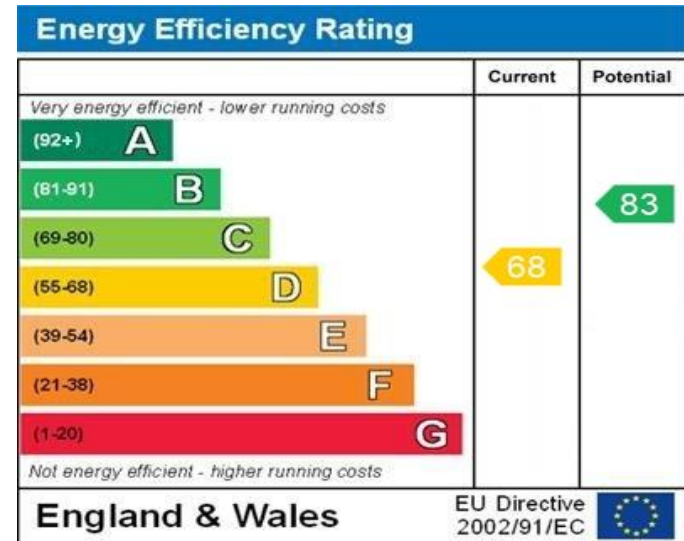
REAR GARDEN

A low maintenance, landscaped rear garden with artificial lawn area, steps leading to enclosed patio area, block paved driveway parking accessed by double gate, outside lighting.



RAVNOCH WALK, HEMEL HEMPSTEAD HP2 6PG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.
 No accuracy to this image, text or measurements is guaranteed
 Made with Metropix ©2024



WWW.EPC4U.COM

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