







**£385,000**

Set in a highly sought after location this tastefully renovated two bedroom semi detached home is immaculately presented, comprising lounge, stunning modern fitted kitchen complete with quartz worktops and integrated appliances, two double bedrooms, refitted modern bathroom, landscaped private rear garden and driveway parking for several cars.

# Property Description

## **ENTRANCE PORCH**

Part glazed door to:

## **ENTRANCE**

Part glazed door to:

## **LOUNGE**

Double glazed window to front aspect. Radiator, stairs rising to first floor, part glazed door to kitchen.

## **KITCHEN**

Stunning modern fitted kitchen with a range of wall-mounted and floor standing units with solid quartz work surface over, integrated: fridge freezer, dishwasher, electric double oven, electric hob with extractor fan over, and washing machine; radiator. Double glazed window and doors to rear.

## **LANDING**

Access to loft space, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator, feature wall with wood panelling.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Beautifully refitted family bathroom with low level WC, wall-mounted wash hand basin, panelled bath with shower over, tiled floor and part tiled walls, storage cupboard. Double glazed window to side aspect.

## **OUTSIDE**

### **PARKING**

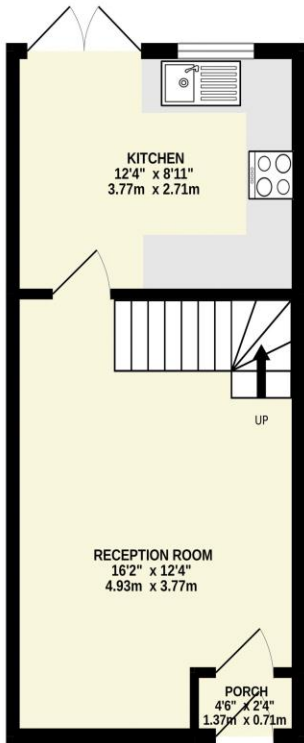
Driveway parking for several cars with outside light and outside tap.

### **REAR GARDEN**

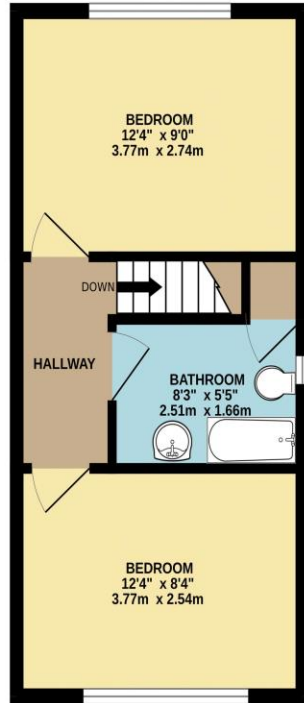
Landscaped garden with natural stone patio, lawn area, side gated access, outside power point.



GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.

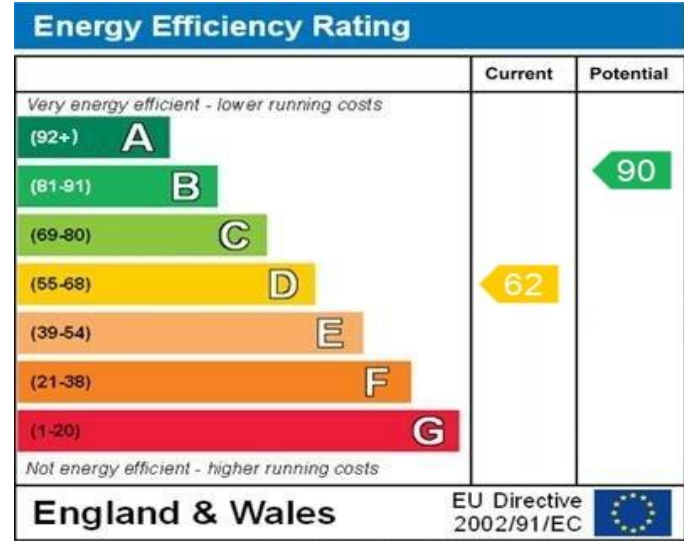


1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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