





**Offers in Excess of
£400,000**

We are delighted to offer for sale this refurbished and well presented 3 bedroom End of Terrace Character cottage conveniently located in this popular side road close to local shops, schools and Main line station with links to London Euston. The accommodation comprises Two reception rooms, one with a feature fireplace, a fitted kitchen with a range of wall and base units, co-ordinating wooden work surfaces, an integrated oven and hob, space and plumbing for white goods and a door to a recently updated contemporary Family bathroom offering a white suite with chrome sanitary ware and fully tiled walls. To the first floor is a landing with loft access and Three well proportioned Bedrooms. Externally, the rear garden is of generous size, pleasantly private and arranged with a patio area leading to lawn with fenced boundaries. Offered in excellent decorative order throughout and with the benefit of NO UPPER CHAIN, Gas Central Heating and Double Glazing, an appointment to view is much advised to appreciate this lovely property.

Property Description

ENTRANCE

Part glazed UPVC door to:

LOUNGE

Double glazed bay window to front aspect. Radiator, feature fireplace, laminate flooring.

DINING ROOM

Double glazed window to side aspect, frosted double glazed door to rear. Stairs rising to first floor, radiator, glazed door to kitchen, laminate flooring.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with drainer, space for fridge freezer and washing machine, integrated oven and hob with extractor fan over, wall-mounted gas boiler, tiled floor, door to bathroom.

BATHROOM

Double glazed frosted windows to side and rear aspects. Low level WC, wall-mounted wash hand basin in vanity unit, bath with shower over, extractor fan, radiator, tiled walls and floor.

LANDING

Double glazed window to side aspect. Doors to bedrooms one and two.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. A range of built-in wardrobes, radiator, door to bedroom three.

BEDROOM THREE

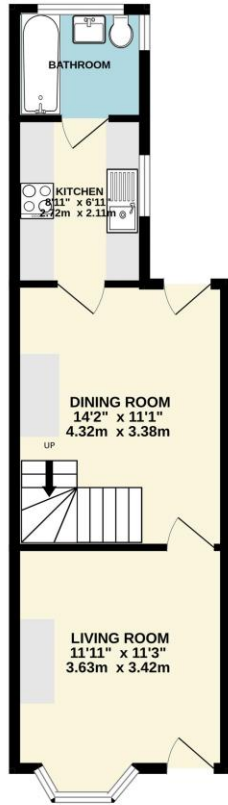
Double glazed window to rear aspect. Radiator.

OUTSIDE

REAR GARDEN

Patio area with gated side access, step to further patio area leading to lawn, outside tap, outside light, gate to shared access, enclosed by panel fencing.

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

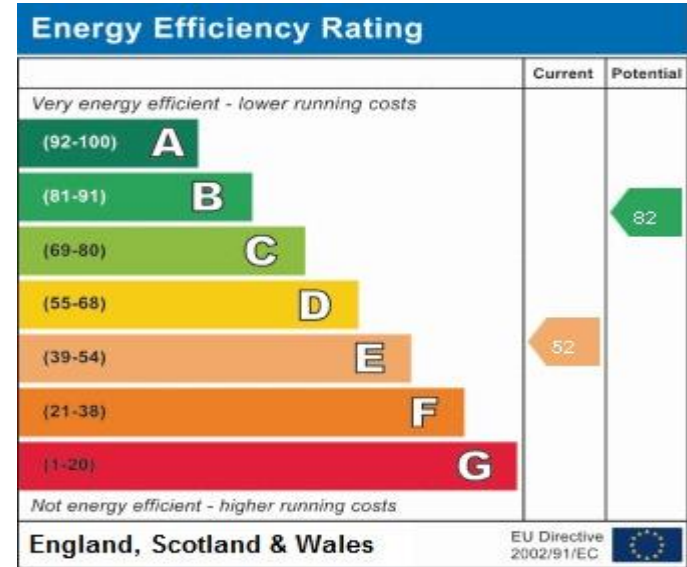


1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 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.
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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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