





£465,000

An immaculately presented three bedroom semi detached home situated in this highly sought after location with walking distance to Apsley mainline station. Briefly comprising a spacious entrance hall with downstairs cloakroom a fitted kitchen dining room with built in appliances, a generous double aspect lounge with double doors leading to lovely enclosed gardens, whilst upstairs can be found three generous bedrooms and a luxury bathroom, with driveway parking to the front providing off road parking.

Property Description

Entrance Hall

UPVC double glazed front door opens to the entrance hall, stairs rise to the first floor, under stairs storage cupboard, radiator.

Cloakroom

A modern suite comprising a low level WC, wash hand basin with mixer tap, radiator, extractor fan, double glazed window to the front.

Lounge

A dual aspect room with double glazed windows to both the front and rear as well as twin double glazed doors leading to the rear garden, TV point, radiator.

Kitchen/Diner

Double glazed sash windows to front & side aspects, range of wall mounted and floor standing units with roll-edged work tops over. Stainless steel sink with drainer, integrated eye level double ovens and induction hob with extractor fan over, Space for fridge freezer, washing machine & dishwasher. Tiled splashbacks & floor.

First Floor Landing

Stairs rise to the first floor, access via pull down ladder to a part boarded loft space with gas boiler, walk in storage cupboard, radiator.

Bedroom One

Double glazed sash window to the front, radiator.

Bedroom Two

Double glazed sash window to the rear, radiator.

Bedroom Three

Double sash glazed window to the rear, radiator.

Bathroom

A luxury three piece suite comprising a low level WC, wash hand basin with mixer tap, bath with mixer tap and shower over with a rainfall shower head, tiled surrounds, radiator, double glazed window to the front.

Outside

Parking

Driveway providing off road parking.

Front Garden

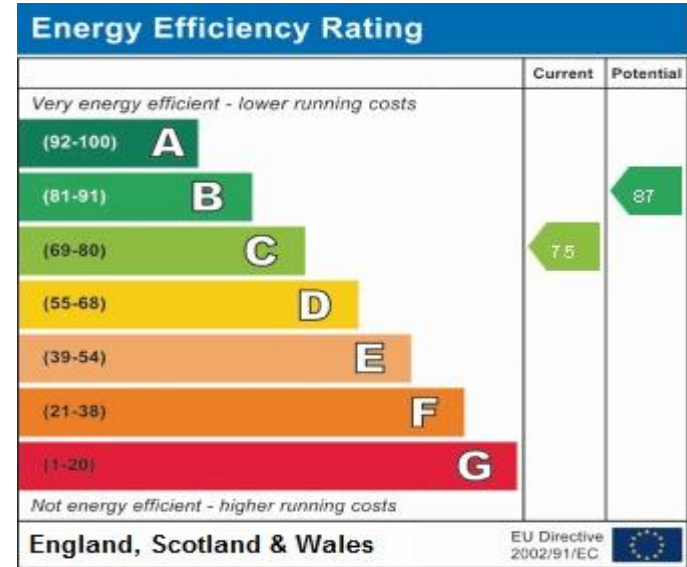
Rear Garden

A fully enclosed rear garden with a paved area to the immediate rear, laid mainly to lawn with surrounding borders, outside cold water tap and light, gated side access.



DOWLING COURT, HEMEL HEMPSTEAD HP3 9NF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.
 No accuracy to this image, text or measurements is guaranteed
 Made with Metropix ©2024



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