





**Offers in Excess of
£585,000**

We are delighted to offer for sale this extended three bedroom semi detached home situated in this highly sought after location. Offered with no upper chain and having been fully refurbished by the current owner. Boasting a larger than average rear garden with outside bar, extensive driveway parking as well as a larger than average garage alongside. Internally, no expense has been spared in transforming this wonderful family home. With a lounge with wood burner, a fully refitted kitchen dining room, utility room, luxury downstairs wet room as well as a luxury first floor bathroom. All located within walking distance to sought after local schools and shops.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Stairs rising to first floor with storage cupboard below, radiator.

LOUNGE

Double glazed bay window to front aspect. Feature fireplace with brick surround, radiator, part glazed double doors to:

KITCHEN/DINING ROOM

Double glazed window and double doors to rear. Fitted with a range of wall-mounted and floor units with granite work surface over, single drainer stainless steel sink units with mixer tap, built-in oven and hob with extractor fan over, integrated dishwasher, tiled floor, radiator, door to utility room.

UTILITY ROOM

Double glazed door and window to rear, door to garden. Wall-mounted and floor units with wooden work surface over, plumbing for washing machine, radiator, tiled floor, door to shower room.

SHOWER ROOM

Walk-in shower, wash hand basin, low level WC, tiled floor, tiled walls, heated towel rail.

LANDING

Double glazed window to side aspect. Access to boarded loft space via extending ladder, housing gas boiler and hot water cylinder.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed window. White suite comprising bath with shower units over, wash hand basin with storage below, low level WC, tiled walls, tiled floor, heated towel rail.

OUTSIDE

GARAGE

Garage with up and over door, power and lighting, open to workshop.

FRONT GARDEN

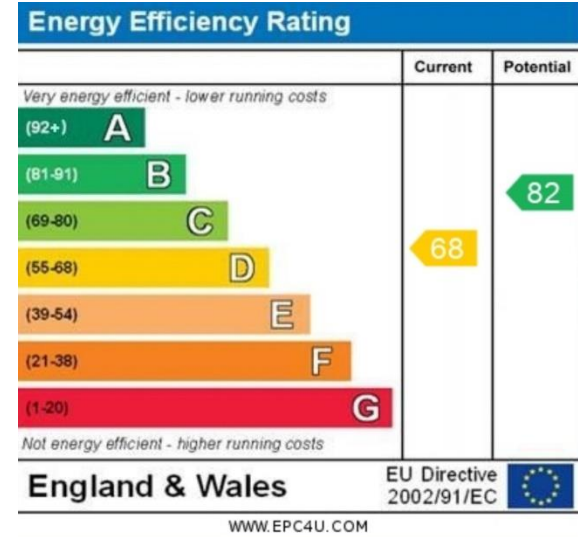
Shingled driveway providing hardstanding, leading to garage.

REAR GARDEN

A lovely enclosed garden which is mainly laid to lawn with a paved patio area, all enclosed by panel fencing and hedging, outside light.

STUDIO

A detached studio with double glazed bi-folding doors, power and lighting.



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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