





**£535,000**

We are delighted to offer for sale this extended four bedroom detached home, located in a quiet cul de sac within this sought after development. Offered with no upper chain. Boasting an extended lounge dining room, conservatory, refitted kitchen and downstairs cloakroom, whilst upstairs can be found four generous bedrooms and a luxury bathroom. With an integral garage and driveway parking as well as fully enclosed private garden.. All located within walking distance of sought after schools and local shops. This perfect family home is worthy of an immediate viewing.

# Property Description

## Entrance Hall

UPVC double glazed front door to entrance hall, radiator.

## Cloakroom

Comprising a low level WC, wash hand basin, double glazed window to the front, radiator.

## Lounge/Diner

An extended room with two double glazed windows to the front, feature brick built fireplace, two radiators, TV point, wall light points. Door to inner hallway with stairs to the first floor. Dining area with double glazed doors to the conservatory.

## Conservatory

A double glazed conservatory with double doors leading to the rear gardens, radiator.

## Kitchen

A luxury refitted kitchen boasting a range of white high gloss base and eye level storage units, ample work surface area and breakfast bar, inset stainless steel sink unit with mixer tap set below a double glazed window to the rear, four ring electric hob with extractor hood over and built in electric oven, integrated fridge, washing machine and dishwasher. Tiled surrounds, large under stairs cupboard with power and lighting, double glazed door to the rear garden.

## Landing

Stairs rise to to the first floor landing, access via a loft ladder to a boarded loft space, radiator.

## Bedroom One

Double glazed window to the front, built in wardrobes, radiator, wall light points.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the rear, radiator, door to airing cupboard.

## Bedroom Four

Double glazed window to the front, radiator.

## Bathroom

A luxury four piece suite comprising a low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap and hand held shower attachment, tiled shower cubicle with power shower, tiled surrounds, double glazed window to the side, recessed spot lights, heated towel rail.

## Outside

### Garage

A semi integral garage with up and over door, power and lighting, wall mounted gas boiler serving central heating and hot water.

### Front Garden

An open plan front garden, laid to lawn with driveway to the garage.

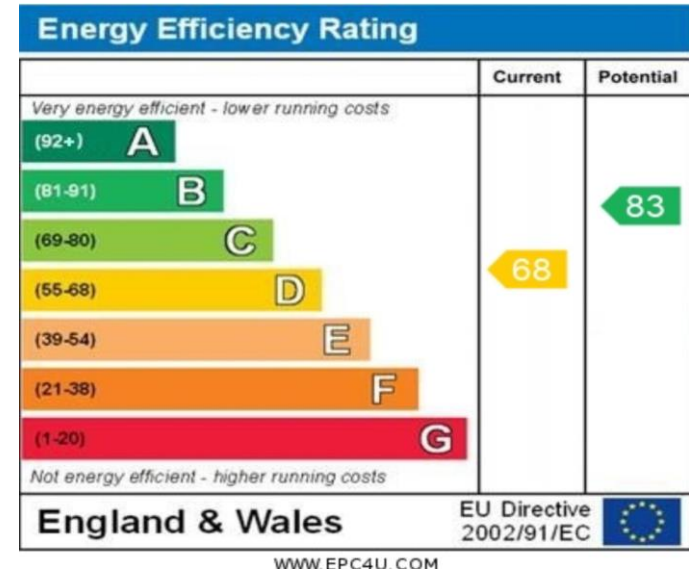
### Rear Garden

A fully enclosed rear garden screened by mature trees and fencing. Laid mainly to lawn with established surrounding borders, paved patio area, outside tap and light, side garden with two storage sheds, one with power and lighting, gated side access.



LATIMER CLOSE, HEMEL HEMPSTEAD HP2 7JJ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1293 sq.ft. (120.2 sq.m.) approx.  
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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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