

**Offers in Excess of
£500,000**

Michael Anthony Estate Agents are delighted to bring to the market this superbly presented, extended three bedroom family home set in a sought after location close to popular schools and local amenities. Briefly comprising lounge, kitchen/breakfast room, separate dining room/study, three double bedrooms, a family bathroom and shower room. The landscaped rear garden benefits from a timber outbuilding currently serving as a workshop. Additionally, the property boasts driveway parking and is sold with NO ONWARD CHAIN.

Property Description

ENTRANCE

Part glazed composite door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, glazed door to:

LOUNGE

Double glazed bay window to front aspect. Radiator, feature fireplace, coving to ceiling, opening to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, integrated double oven and gas hob with extractor fan over, space for washing machine and tumble dryer, integrated fridge freezer, breakfast bar, under stairs storage cupboard, spotlights, double glazed doors to dining room/study.

DINING ROOM/STUDY

Part glazed composite door to front aspect, UPVC double glazed door to rear. Electric radiator, spotlights.

LANDING (First Floor)

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, recessed television point.

BEDROOM THREE

Double glazed window to front aspect. Radiator, wall-mounted bedside lights.

BATHROOM

Double glazed frosted window to rear aspect. Four-piece suite comprising low level WC, panelled bath, shower unit, wash hand basin set in vanity unit, tiled walls and floor, recessed lighting, heated towel rail.

LANDING (Second Floor)

Double glazed Velux window to front aspect. Spotlights, recessed feature wall, door to bedroom and shower room.

BEDROOM ONE

Double glazed window to rear aspect, two double glazed Velux windows to front. Radiator, wall-mounted recessed lights, eaves storage, recessed television point, spotlights.

SHOWER ROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin in vanity unit, shower unit with recessed rain shower, tiled walls and floor, wall-mounted towel rail.

OUTSIDE

PARKING

Block paved driveway providing off-road parking.

FRONT GARDEN

Stairs rising to front door, outside lights, door to dining room.

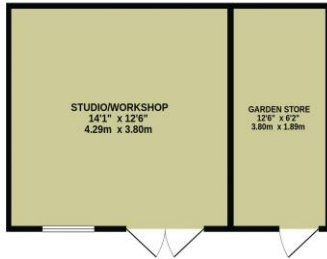
REAR GARDEN

Good sized patio area with stairs rising to lawn, outside tap and lights, raised decking area with lighting leading to:

WORKSHOP/OFFICE

Timber workshop & storage shed with power and lighting, glazed doors to workshop, wall-mounted storage cupboards, window to front aspect.

GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



MARKET OAK LANE, HEMEL HEMPSTEAD HP3 8JN (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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