





£475,000

We are delighted to offer for sale this beautifully presented extended family home situated in this highly sought after HP1 location. Briefly comprising a generous lounge leading to an extended open plan dining room and conservatory, the kitchen has been refitted and there is a separate utility/ storage room as well as a downstairs cloakroom. Upstairs can be found four generous bedrooms and a luxury four piece bathroom. With larger than average gardens and driveway parking this really is a superb family home in a fantastic location.

Property Description

ENTRANCE

Part glazed composite door to:

ENTRANCE HALL

Radiator, stairs rising to first floor, doors to lounge and boot room, wood effect flooring.

LOUNGE

Double glazed window to front aspect. Radiator, feature fireplace with multi-fuel burner, opening to dining room, wood effect flooring.

DINING ROOM

Radiator, opening to conservatory, archway to kitchen, wood effect flooring.

CONSERVATORY

Conservatory with double glazed windows on a low level brick base, UPVC roof, radiator, double doors to garden, wood flooring.

KITCHEN

Double glazed window to side aspect, double glazed French doors to rear. Fitted with a range of floor standing and wall-mounted units with rolled edge work surface over, stainless steel sink with drainer, space for: under counter fridge and freezer, dishwasher, washing machine and dryer, and Range style cooker with extractor fan over; tiled splashback and floor, spotlights, door to WC.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, wall-mounted wash hand basin, extractor fan, wall-mounted gas boiler.

LANDING

Doors to all rooms, access to loft space.

BEDROOM ONE

Double glazed window to front aspect. Radiator, a range of built-in wardrobes.

BEDROOM TWO

Two double glazed windows to front aspect. Two radiators, built-in storage cupboard.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, storage cupboard, airing cupboard housing hot water cylinder.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator, access to loft space.

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, heated towel rail, tiled walls and floor, spotlights.

OUTSIDE

FRONT GARDEN

Block paved driveway, stairs rising to front door, outside light.

REAR GARDEN

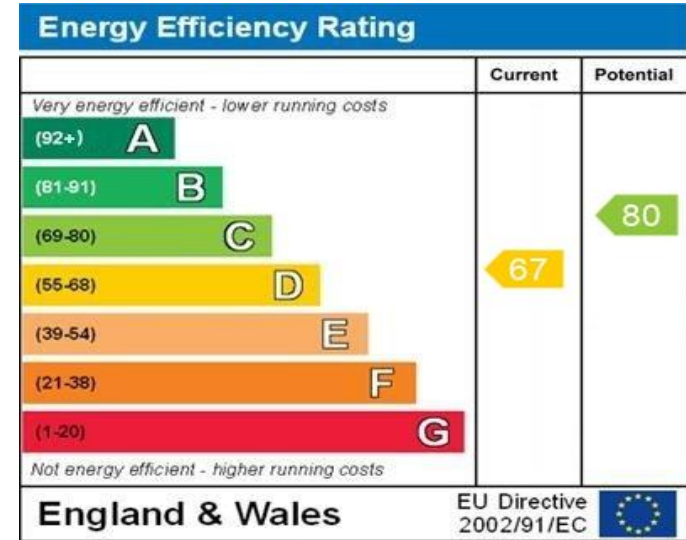
Decking area with steps leading to patio, steps rising to lawn with flower and shrub beds, mature trees, timber storage shed.



Pudding Lane



Approximate Total Area
1266 sq ft / 117.6 sq m



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This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1104249)

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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