





**Offers in the Region
Of £435,000**

An extended three bedroom home. Located within walking distance to Apsley mainline station, close to sought after schools. Comprising a spacious entrance hall with downstairs shower room, lounge dining room refitted kitchen leading to a conservatory / family room, upstairs can be found three generous bedrooms and a family bathroom, with driveway parking to the front and a large south facing rear garden. For more details please call the vendors sole agents Michael Anthony on 01442 260025

Property Description

Entrance Hall

Double glazed front door opens to the entrance hall, stairs to the first floor, under stairs storage cupboard, radiator, thermostat control, recessed spot lighting.

Shower Room

A three piece suite comprising a low level WC, wash hand basin with mixer tap set in a vanity unit with cupboard below, tiled shower cubicle, extractor fan, cupboard housing wall mounted gas boiler.

Lounge Diner

With a double glazed window to the front, two radiators, TV point, feature fireplace, recessed spot lights.

Kitchen/Breakfast Room

Fitted with a a wide range of base and eye level high gloss storage units with matching island. Ample work surface areas with an inset one a half bowl stainless steel sink unit with mixer tap set below a double glazed window, built in gas hob with canopy extractor hood over, built in electric oven, plumbing and space for washing machine, recessed spot lights, double glazed door to the conservatory, tiled surrounds and flooring.

Conservatory

On a half brick built base a double glazed conservatory with tiled flooring, radiator, underfloor heating which is remotely controlled, double glazed doors to the rear garden.

First Floor Landing

Stairs to the first floor, access to the loft.

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Three

Double glazed window to the front, radiator.

Family Bathroom

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

Outside

Driveway

Off road parking to the front.

Rear Garden

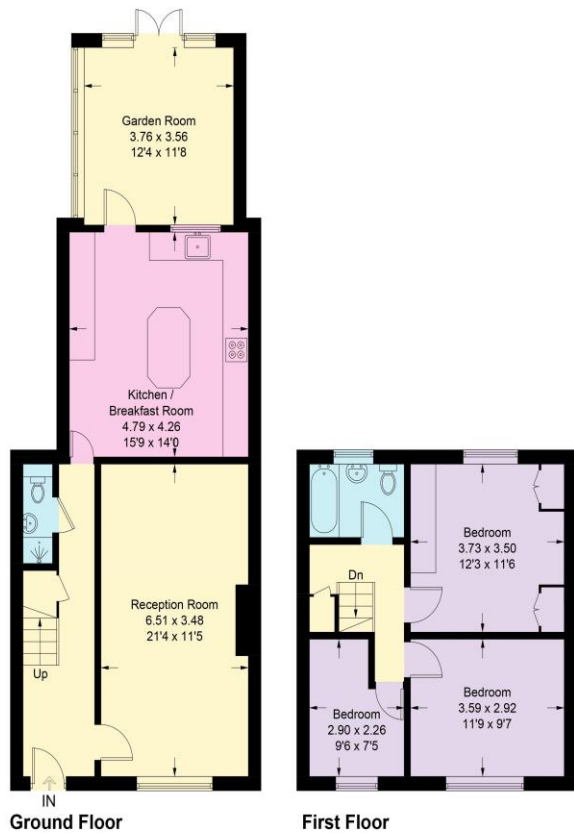
Extending to over 100 feet in depth this well established south facing rear garden has gated side access, outside cold water tap. The rear garden backs onto The Mallards. NB 228 Belswains was the only house not to sell off their rear garden when The Mallards was developed.



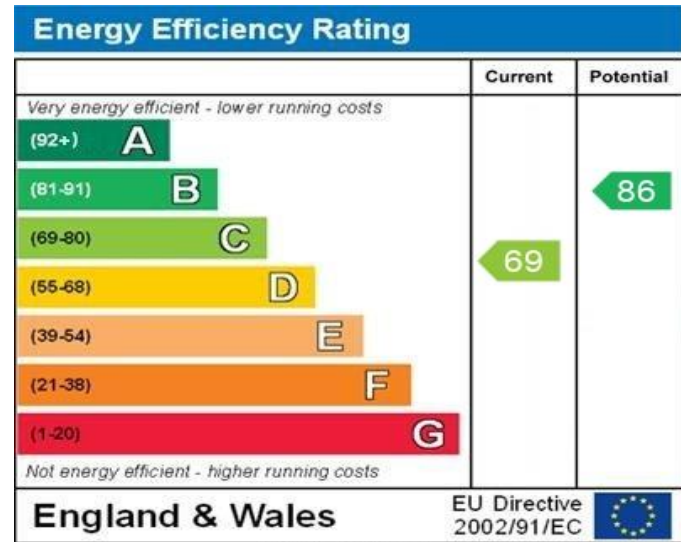
Belsawains Lane



Approximate Total Area
1186 sq ft / 110.2 sq m



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. (ID1114896)



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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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