

£285,000

Set close to local schools and amenities and with easy access to the town centre and M1 motorway, this three bedroom duplex maisonette briefly comprises generous open plan kitchen/dining/living room, family bathroom, two double bedrooms and one good sized single bedroom. Outside, the property has driveway parking for one car and a landscaped, low maintenance rear garden complete with an octagonal timber outbuilding with a fire pit and seating.

Property Description

Entrance Lobby

Front door opening to inner lobby with stairs rising to first floor landing.

First Floor Landing

Storage cupboard, wooden flooring, stairs rising to second floor landing. Double glazed window to front aspect, opening to Living Room.

Kitchen/Dining/Living Room

A generous open plan living space with wooden flooring, two radiators and sliding doors to balcony at the rear. Kitchen comprises a range of wall and floor units with work tops over, tiled splashbacks, stainless steel sink with mixer tap, space for fridge freezer and washing machine, integrated oven and hob with extractor hood over, wall mounted gas combination boiler, double glazed window to front aspect.

Second Floor Landing

Built in cupboard, wooden flooring, doors to bedrooms and bathroom.

Bedroom One

Double glazed window to front aspect, fitted wardrobes, wooden flooring, radiator.

Bedroom Two

Double glazed window to rear aspect, wooden flooring, radiator.

Bedroom Three

Double glazed window to rear aspect, wooden flooring, radiator.

Family Bathroom

Double glazed window to front, low Level WC, hand wash basin, panelled bath with shower fitting and screen, heated towel rail, tiled walls, wooden flooring.

OUTSIDE

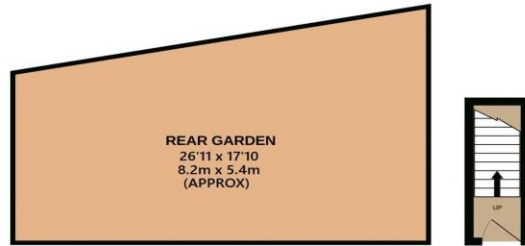
Driveway

Shared driveway with allocated space for one car.

Rear Garden

Accessed via a pathway to the side of the property, the private rear garden is fully enclosed and has been landscaped with block paving. Timber summer house complete with power and lighting, seating and a fire pit.

GROUND FLOOR
490 sq.ft. (41.8 sq.m.) approx.



FIRST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



SECOND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

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

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk