





**Offers in Excess of  
£375,000**

Set in a quiet position overlooking fields, this well presented three bedroom family home briefly comprises newly refitted kitchen, lounge/dining room, downstairs WC, family bathroom and three good sized bedrooms. The private garden is mainly low maintenance, with access to the parking at the rear.

# Property Description

## **ENTRANCE**

Part glazed composite door with storm porch over to:

## **ENTRANCE HALL**

Stairs rising to first floor, radiator, spotlights, opening to kitchen, door to WC.

## **CLOAKROOM**

Double glazed frosted window to front aspect. WC, wall-mounted wash hand basin.

## **KITCHEN**

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink, integrated gas hob with extractor fan over, integrated electric double oven, space for dishwasher and washing machine, space for fridge freezer, wall-mounted gas combi boiler, door to:

## **LOUNGE/DINING ROOM**

Double glazed window and door to rear. Two radiators, brick feature fireplace.

## **LANDING**

Two storage cupboards, one with access to loft space, doors to all rooms.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator, built-in wardrobe.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to front aspect. Low level WC, wash hand basin set in vanity unit, heated towel rail, panelled bath with shower over, part tiled walls.

## **OUTSIDE**

### **PARKING**

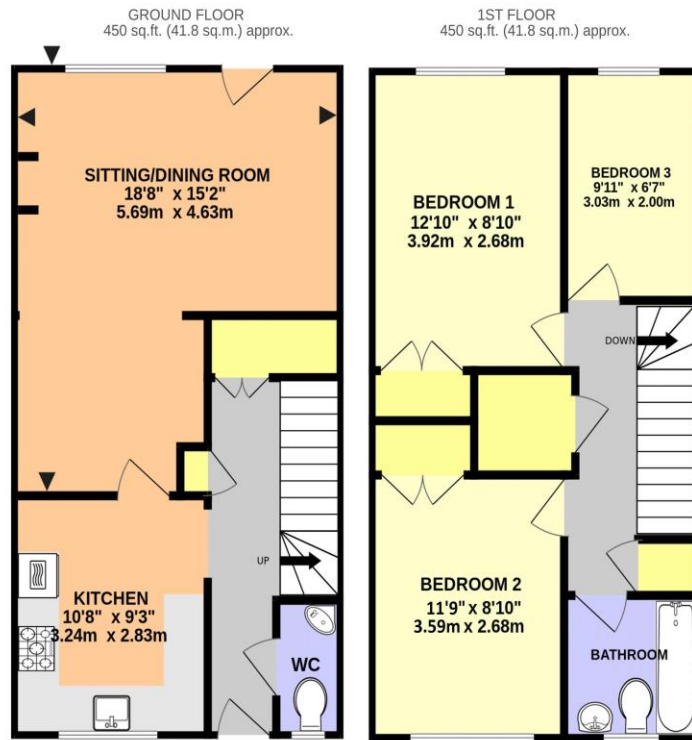
Driveway parking for two cars to the rear.

### **FRONT GARDEN**

Shingled garden with path to front door, outside light, picket fence with gate.

### **REAR GARDEN**

Laid to lawn and hardstanding with stairs rising to patio, gated rear access to parking.



RANNOCH WALK, HEMEL HEMPSTEAD HP2 6PG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed  
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](mailto:hemel@maea.co.uk)