





## Offers in the Region Of £350,000

Set in a quiet corner of a popular development within easy reach of local schools and amenities, this three bedroom duplex maisonette is beautifully presented, comprising fitted kitchen, generous lounge/dining room, cloakroom, three DOUBLE BEDROOMS and a family bathroom. The property also benefits from a private, low maintenance rear garden accessed directly from the property and a further garden space accessed via a passageway.

# Property Description

## **ENTRANCE**

UPVC door set in covered porch to:

## **ENTRANCE HALL**

UPVC double glazed door to garden. Stairs rising to first floor, under stairs storage cupboard, radiator.

## **LANDING (First Floor)**

Stairs rising to second floor, radiator, built-in storage unit, tiled floor, doors to lounge, kitchen and WC.

## **CLOAKROOM**

Double glazed frosted window to rear aspect. Low level WC, wall-mounted wash hand basin, part tiled walls.

## **LOUNGE/DINING ROOM**

Two double glazed windows to front aspect. Two radiators, electric feature fireplace.

## **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, stainless steel sink with drainer, integrated oven and hob with extractor fan over, integrated dishwasher, washing machine, freezer; space for tumble dryer, tiled splashback, tiled floor, underfloor heating.

## **LANDING (Second Floor)**

Double glazed window with shutters to rear aspect. Storage cupboard, access to boarded loft space via ladder, over stairs storage cupboard.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, spotlights, wood flooring.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator, spotlights, wood flooring.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator, spotlights, wood flooring.

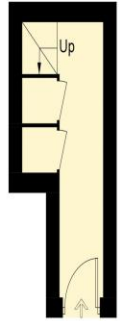
## **BATHROOM**

Double glazed frosted window with shutters to rear aspect. Low level WC with concealed cistern, wash hand basin, panelled bath with shower over, extractor fan, radiator.

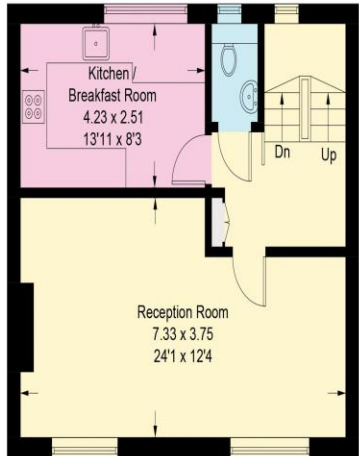
## **OUTSIDE**

## **REAR GARDEN**

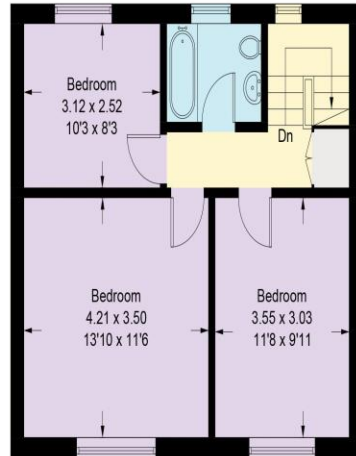
Low maintenance garden laid to patio, gate to rear, enclosed by timber fence panelling, brick built shed, outside tap. Further garden space that is mainly laid to lawn accessed via passageway.



Lower Ground Floor



Ground Floor



First Floor



Fennycroft Road



Approximate Total Area  
1071 sq ft / 99.5 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. (ID1123765)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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