







**£445,000**

Set in a quiet location and within easy reach of local amenities and schools, this three bedroom property is in need of some modernisation offering a great opportunity to create a wonderful family home. The property briefly comprises front-to-back lounge/dining room, study, kitchen and family bathroom, as well as a good sized mature rear garden and driveway parking. Offered to the market with NO ONWARD CHAIN.



# Property Description

## **ENTRANCE**

Double glazed door with storm porch over to:

## **ENTRANCE HALL**

Radiator, under stairs storage cupboard, stairs rising to first floor, doors to lounge and kitchen.

## **LOUNGE/DINING ROOM**

Double glazed window to front aspect, double glazed patio doors to rear. Two radiators, gas feature fireplace.

## **KITCHEN**

Double glazed window to rear aspect, double glazed door to rear lobby. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, one and a half bowl sink with drainer, space for cooker with extractor fan over, space for fridge freezer, space for dishwasher, space for washing machine, built-in storage cupboard, door to study.

## **STUDY**

Double glazed door to front. Radiator, built-in storage cupboards.

## **REAR LOBBY**

Double glazed frosted door to rear. Door to WC.

## **CLOAKROOM**

Frosted window to rear aspect. WC.

## **LANDING**

Doors to all rooms, access to loft space with light, built-in storage cupboard housing gas combi boiler.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, built-in cupboard over stairs, walk-in shower, a range of built-in wardrobes.

## **BEDROOM TWO**

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

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, panelled bath with mixer tap and rinser, radiator.

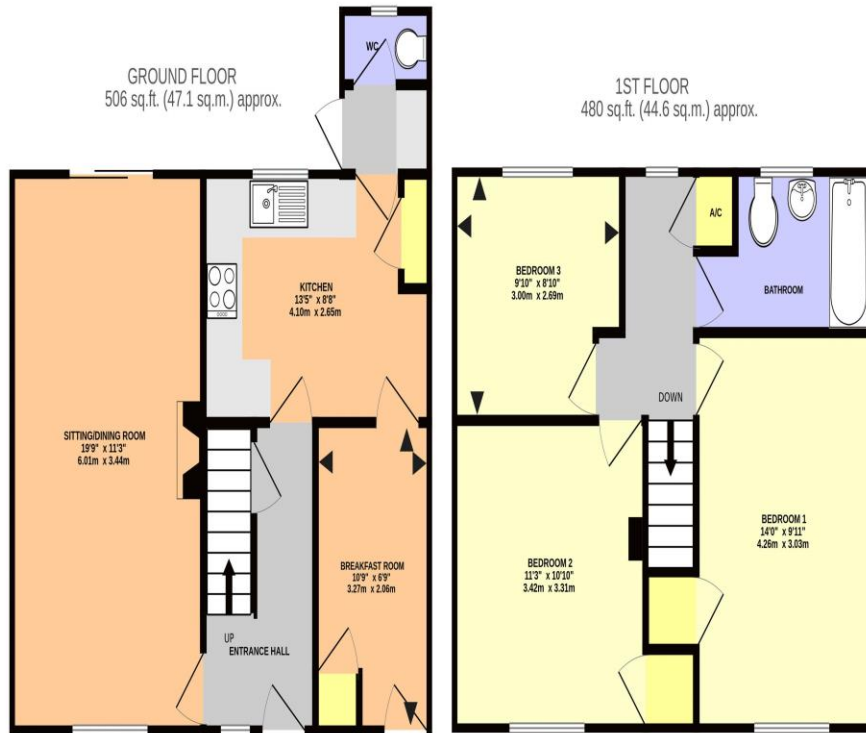
## **OUTSIDE**

### **DRIVEWAY**

Block paved driveway, outside light.

### **REAR GARDEN**

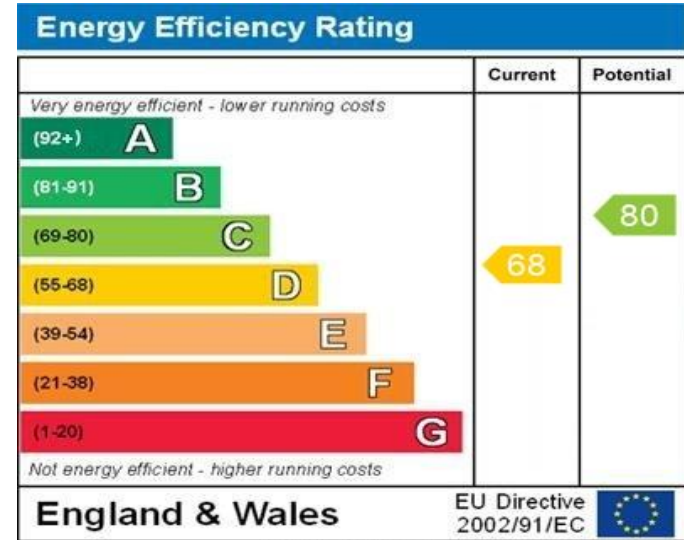
Patio area, stairs rising to lawn area with flower and shrub beds, pathway to rear, enclosed by timber fencing, timber storage shed, outside light, outside tap.



NEWLANDS ROAD, HEMEL HEMPSTEAD HP1 2NH (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.

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