





**Offers in Excess of
£430,000**

We are delighted to offer for sale this three bedroom semi detached home situated in this highly sought after town centre cul de sac location. Benefitting from no upper chain and briefly comprising a spacious lounge dining room, fitted kitchen, three generous bedrooms and a bathroom with separate WC. With south facing gardens and a garage with driveway parking. Located within walking distance of the town centre and offering first class transport links with Hemel mainline station and the M1 motorway being within easy reach.

Property Description

Entrance Hall

UPVC front door to the entrance hall, radiator, stairs to the first floor.

Lounge/Diner

An L shaped room with under stairs storage cupboard double glazed window to the rear, radiator, thermostat control. double glazed door to the rear garden.

Kitchen

Fitted with a range of base and eye level storage units, work surface areas, display cabinets, inset one and half bowl single drainer stainless steel sink unit with mixer tap set below a double glazed window to the front, tiled surrounds, built in four ring gas hob and built in double oven, plumbing and space for washing machine, radiator, spot lighting.

Landing

Stairs to the first floor, access to the loft, storage cupboard, door to the airing cupboard housing a lagged hot water tank.

Bedroom One

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

Bedroom Two

Double glazed window to the front, radiator, built in wardrobes.

Bedroom Three

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

Bathroom

Comprising a panel bath with mixer tap and shower over, wash hand basin, tiled surrounds, double glazed window to the front, radiator, shaver point.

Separate WC

With a low level WC tiled surrounds radiator, double glazed window to the front.

Outside

Garage

With electric roller door, power and lighting.

Driveway

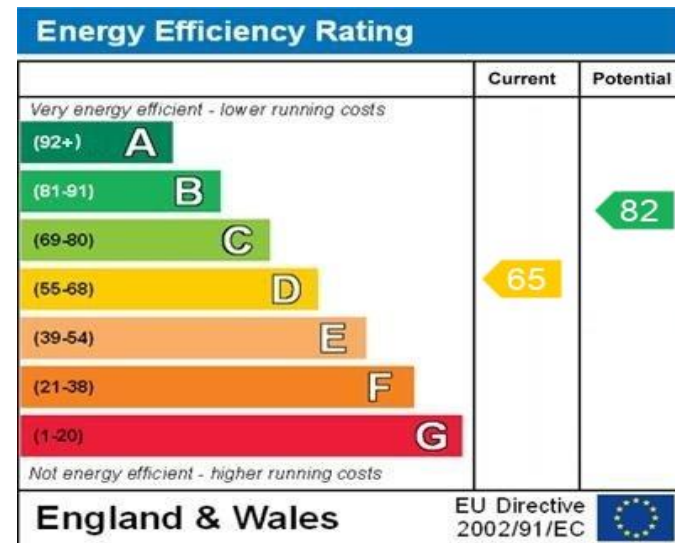
A block paved driveway providing off road parking.

Front Garden

Open plan with pathway to the front door, outside storage cupboard with wall mounted gas boiler.

Rear Garden

A fully enclosed south facing rear garden with a paved area to the immediate rear, laid to lawn with surrounding borders, timber storage shed.



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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