





**Offers in the Region
Of £370,000**

Set at the end of a Cul De Sac within easy reach of local schools and amenities, this well presented three bedroom family home briefly comprises lounge, dining room, modern fitted kitchen, conservatory, family bathroom and private front & rear gardens. Additionally, the property benefits from allocated parking and a garage in a nearby block.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Built-in storage cupboard housing gas boiler, glazed door to:

LOUNGE

Double glazed window to front aspect. Stairs rising to first floor, under stairs storage cupboard, radiator, feature fireplace with electric wood burner, opening to:

DINING ROOM

Radiator, storage, opening to kitchen and conservatory.

KITCHEN

Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with drainer, integrated oven and electric hob with extractor fan over, space for dishwasher and washing machine, tiled splashback.

CONSERVATORY

Double glazed windows and doors to rear, built-in breakfast bar, radiator.

LANDING

Access to loft space, doors to all rooms.

BEDROOM ONE

Double glazed window to front aspect. Radiator, double wardrobe.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

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

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, walk-in shower unit, heated towel rail, tiled floor, part tiled walls.

OUTSIDE

GARAGE/PARKING

Allocated parking space. Garage in a nearby block.

FRONT GARDEN

Mainly laid to lawn with block paved driveway, flower and shrub beds, enclosed by picket fencing.

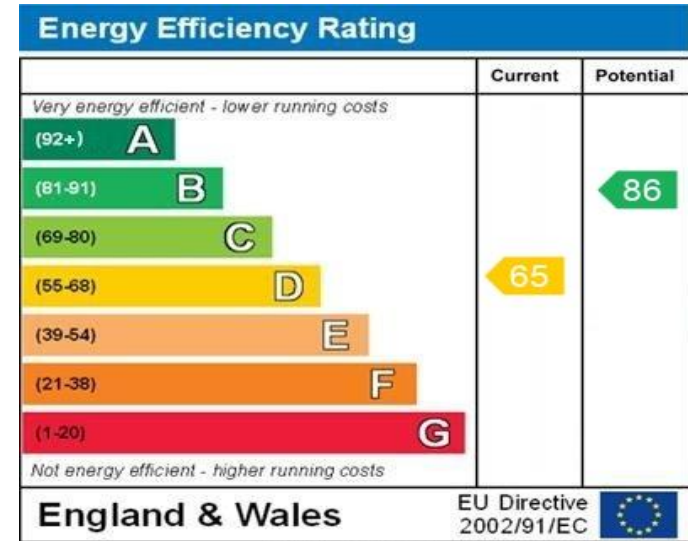
REAR GARDEN

Decking leading to lawn area, further decking area to rear and access via passageway, flower and shrub beds.



TOTAL FLOOR AREA: 1066 sq ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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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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