





£350,000

Offered with no upper chain this four bedroom town house is in need of some updating, boasting flexible accommodation over three floors that includes, a cloakroom, kitchen and dining room on the ground floor, with access to an integral garage that could be converted to additional living space. To the first floor can be found a large lounge, bathroom and bedroom, whilst the top floor has three further bedrooms. With a driveway and enclosed south facing enclosed gardens. All located just a stones throw of popular schools for all ages and close to local shops.

Property Description

Entrance Hall

UPVC double glazed front door to the entrance hall, stairs to the first floor, thermostat control, cloaks cupboard, radiator, door to the garage.

Cloakroom

Low level WC, wash hand basin.

Kitchen

With base and eye level storage units, work surface areas, inset double drainer stainless steel sink unit, radiator, larder cupboard, double glazed window and double glazed door to the rear garden, space for washing machine.

Dining Room

Double glazed window to the rear, radiator.

First Floor Landing

Stairs rise to the first floor.

Lounge

Full width recently replaced double glazed window to the rear, radiator, TV point, storage cupboard.

Bathroom

A three piece suite comprising a low level WC, wash hand basin, bath, window to the front, tiled surrounds.

Bedroom Four

Window to the front, radiator, storage cupboard.

Second Floor Landing

Stairs to the second floor, access to the loft.

Bedroom One

Two windows to the rear, radiator, built in wardrobe.

Bedroom Two

Window to the front, radiator, storage cupboard.

Bedroom Three

Window to the front, radiator.

Garage

Metal up and over door, wall mounted Worcester Bosch combination gas boiler, power and lighting, courtesy door to the house.

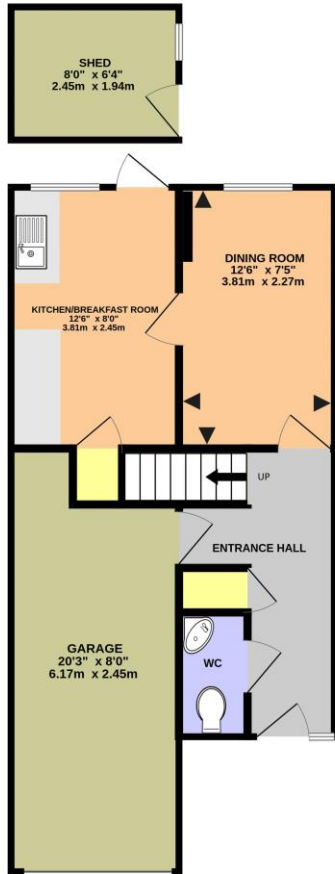
Front Garden

Laid to lawn with surrounding borders.

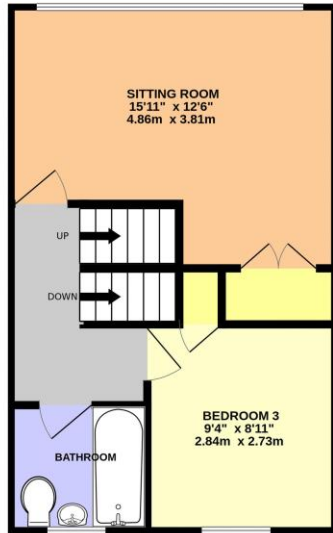
Rear Garden

A fully enclosed south facing rear garden, laid to lawn with surrounding borders, brick built storage shed, gated rear access.

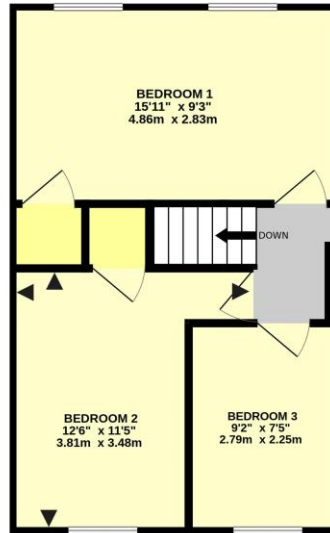
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



WASHINGTON AVENUE, HEMEL HEMPSTEAD HP2 6BB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1280 sq.ft. (119.0 sq.m.) approx.

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