





**Offers in the Region
Of £350,000**

Offered with no upper chain this three bedroom home is located in this highly sought after location and boasts a southerly facing rear garden with a garage to the rear, a spacious lounge dining room, refitted kitchen and family bathroom. All located within walking distance of popular schools and local shops.

Property Description

Entrance Porch

UPVC double glazed front door, with wall mounted gas boiler serving central heating and hot water.

Lounge/Diner

Part glazed door opens to the lounge dining room, double glazed window to the front, stairs to the first floor, radiators, wall light points, TV point, stairs to the first floor, wood effect flooring.

Kitchen/Breakfast Room

With a range of base and eye level storage units, work surface areas with an inset single drainer stainless steel sink unit with mixer tap set below a double glazed window to the rear, stainless steel canopy extractor fan, cooker points, plumbing and space for both a washing machine and dish washer, tiled surrounds and flooring, radiator, double glazed door and window to the rear.

Landing

Stairs to the first floor landing, access to the loft.

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator, airing cupboard with hot water tank.

Family Bathroom

A white three piece suite comprising a low level WC, wash hand basin, corner bath with mixer tap and shower attachment, tiled surrounds, heated towel rail, double glazed window to the rear.

Outside

Garage

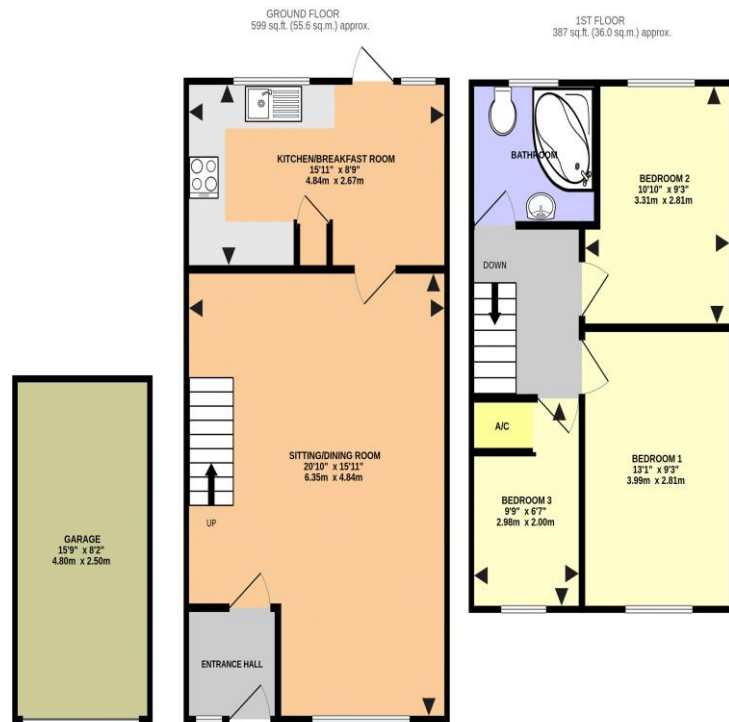
Situated in a block to the rear of the property with up and over door.

Front Garden

An open plan front garden laid to lawn with path to front door.

Rear Garden

A fully enclosed southerly facing rear garden with a paved area to the immediate rear, laid to lawn, with a timber summerhouse, outside light and cold water tap, gated rear access.



BRONTE CRESCENT, HEMEL HEMPSTEAD HP2 7PR (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.
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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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