







**£565,000**

Located in a wonderful position on this exceptionally sought after development built in 2022, this beautifully presented three bedroom family home is offered with NO ONWARD CHAIN. Situated close to the Grand Union Canal and within easy reach of both Berkhamsted & Hemel Hempstead, each with mainline train stations in to London Euston, the property briefly comprises kitchen/dining room, bay-fronted lounge, ensuite to the principal bedroom and modern fitted family bathroom. The property also benefits from a private rear garden complete with a

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs rising to first floor, under stairs storage cupboard, radiator, doors to lounge, WC and kitchen, wood effect flooring.

## CLOAKROOM

Low level WC with concealed cistern, radiator, pedestal wash hand basin, extractor fan.

## LOUNGE

Double glazed bay window to front aspect, double glazed window to side aspect. Radiator.

## KITCHEN/DINING ROOM

Double glazed window to side aspect, double glazed window and double doors to rear. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, one and a half bowl stainless steel sink with drainer, integrated electric oven, integrated gas hob with extractor over, integrated fridge freezer, space for washing machine, tiled splashback, wood effect flooring, radiator.

## LANDING

Storage cupboard housing hot water cylinder, access to loft space, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, door to en-suite.

## EN-SUITE

Double glazed frosted window to side aspect. Low level WC with concealed cistern, wall-mounted wash hand basin, radiator, walk-in shower unit, extractor fan, tiled floor, part tiled walls.

## BEDROOM TWO

Double glazed window to side aspect. Radiator, a range of built-in wardrobes and storage cupboards.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Double glazed frosted window to side aspect. Low level WC with concealed cistern, wall-mounted wash hand basin, panelled bath with shower over, spotlights, extractor fan, heated towel rail, tiled floor, part tiled walls.

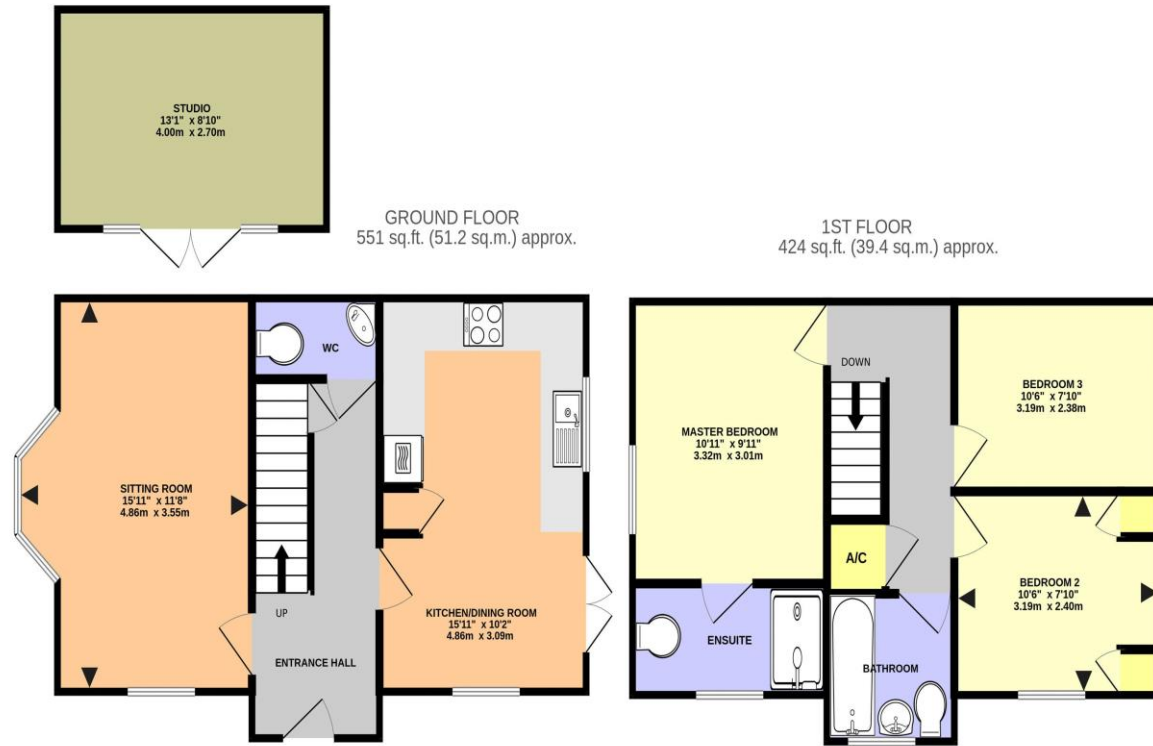
## OUTSIDE

## REAR GARDEN

Mainly laid to lawn with patio, gate to side, flower and shrub beds, timber storage shed.

## PARKING

Two allocated parking spaces to the front of the property.



WESTBROOK DRIVE, HEMEL HEMPSTEAD HP1 2EF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>	<b>83 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.

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