





£490,000

Set in a highly sought-after area close to both the town centre and the ever-popular Old Town, this three bedroom family home briefly comprises lounge, kitchen, dining room and conservatory, with three bedrooms and a modern family shower room to the first floor. Additionally, the property benefits from a wonderful south-facing garden, garage/workshop and driveway parking for several cars.

Property Description

ENTRANCE

Front door with storm porch over to:

ENTRANCE HALL

Radiator, stairs rising to first floor, under stairs storage cupboard, doors to kitchen, dining room and lounge.

LOUNGE

Double glazed bay window to front aspect. Gas feature fireplace with brick surround, radiator.

DINING ROOM

Double glazed sliding doors to conservatory. Gas feature fireplace, radiator.

CONSERVATORY

Double glazed windows and doors on low level brick base, with tiled floor, radiator.

KITCHEN

Double glazed windows to side and rear aspects, double glazed frosted door to side. Fitted with a range floor and wall-mounted units with rolled edge work surface over, one and a half bowl stainless steel sink unit, space for: cooker with extractor fan over, fridge freezer, washing machine, and slimline dishwasher; tiled floor, tiled splashback, wall-mounted gas boiler.

LANDING

Double glazed window to side aspect. Access to loft space, doors to all rooms.

BEDROOM ONE

Double glazed window to front aspect. Radiator, a range of built-in wardrobes.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, two built-in wardrobes.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, airing cupboard housing hot water cylinder.

SHOWER ROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, walk-in shower, heated towel rail, tiled walls and floor, extractor fan.

OUTSIDE

GARAGE/PARKING

Block paved driveway providing parking for several cars. Garage to rear.

FRONT GARDEN

Raised flower and shrub beds, outside light.

REAR GARDEN

Patio and shingled areas, steps to lawn area with mature flower and shrub beds, greenhouse, courtesy door to garage.



CHRISTCHURCH ROAD, HEMEL HEMPSTEAD HP2 5BY (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1159 sq.ft. (107.7 sq.m.) approx.

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