





**Offers in Excess of
£400,000**

Set in the highly sought after Boxmoor location close to popular schools and amenities, this wonderful three bedroom family home sits in an idyllic setting on a green. Comprising generous lounge opening on to a dining room, separate kitchen, family bathroom and private rear garden. Requiring some modernisation, this property grants the opportunity to create a wonderful family home.

Property Description

ENTRANCE PORCH

Frosted window and door, glazed door to:

LOUNGE

Double glazed window to front aspect, stairs rising to first floor. Radiator, feature fireplace, opening to dining room.

DINING ROOM

Sliding double glazed doors to rear aspect, radiator, parquet flooring, door to kitchen.

KITCHEN

Double glazed window to rear aspect, two storage cupboards, radiator. Range of wall mounted and floor standing units with roll edged worktops over, stainless steel sink with drainer, integrated eye level ovens, integrated gas hob with gas hob with extractor fan above. Space and plumbing for dishwasher, washing machine. Space for fridge freezer.

LANDING

Access to loft space, airing cupboard housing gas boiler and hot water cylinder. Doors to:

BEDROOM ONE

Double glazed window to front aspect, radiator. Built in wardrobe and range of built in storage units.

BEDROOM TWO

Double glazed window to rear, radiator, built in wardrobe.

BEDROOM THREE

Double glazed window to front aspect, radiator, range of built in wardrobes.

BATHROOM

Frosted double glazed window to rear aspect, low level WC, pedestal hand wash basin, panel bath with shower over. Towel radiator.

OUTSIDE

FRONT GARDEN

Landscaped front garden with lawn, flower and shrub beds and shingled pathway to front door.

REAR GARDEN

Mainly laid to lawn with patio, flower and shrub beds.

GARAGE

Located in nearby block with up and over door.



PINEWOOD GARDENS, HEMEL HEMPSTEAD HP1 1TN (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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.

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