







**£450,000**

In need of updating. This extended semi detached family stands on a large southerly facing rear garden and benefits from a garage and driveway parking, four generous bedrooms and two reception rooms. The property has also been re-roofed in recent years and boasts gas central heating with a combination boiler. All located within walking distance of both the town centre and Hemel mainline station. With no upper chain and offering further potential to extend. S.T.P. We hold the keys.

# Property Description

## Entrance Porch

UPVC double glazed front door.

## Entrance Hall

UPVC double glazed door opens to the entrance hall, stairs to the first floor, understairs cupboard, radiator.

## Lounge

Glazed door, double glazed bay to the front, radiator, feature fireplace and surround.

## Dining Room

Double glazed sliding doors to utility / conservatory. radiator.

## Kitchen

Base and eye level storage units, work surface areas, inset one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for dish washer, double glazed window to the side, radiator, tiled surrounds, double glazed door to the utility room.

## Utility Room

Single drainer stainless steel sink unit, plumbing and space for washing machine, wall mounted gas boiler serving central heating and hot water, double glazed door and windows to the rear garden.

## Landing

Stairs to the first floor, access to the loft.

## Bedroom One

A dual aspect room with double glazed windows to the front and rear, radiator.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the front, radiator.

## Bedroom Four

Double glazed window to the front, radiator.

## Bathroom

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

## Outside

## Garage

Metal up and over door, power and lighting, metal up and over door to the rear.

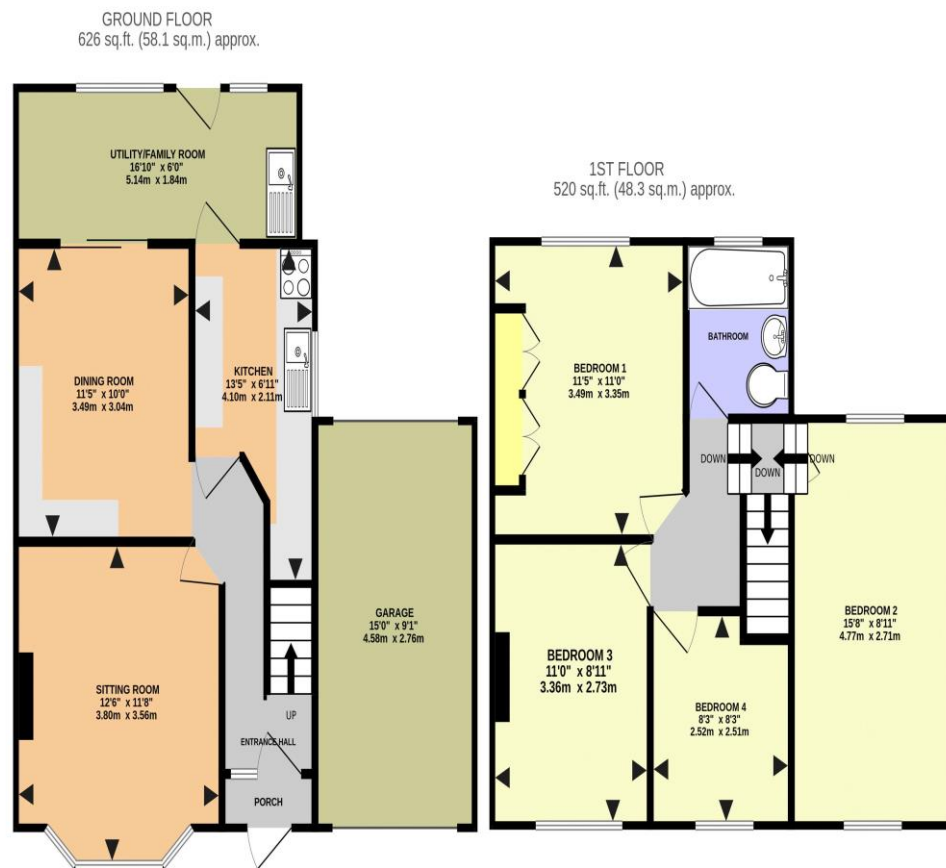
## Front Garden

Path to the front door, screened by picket fencing.

## Rear Garden

A southerly facing rear garden extending to over 80 feet in depth, laid mainly to lawn, outside cold water tap, timber storage shed.

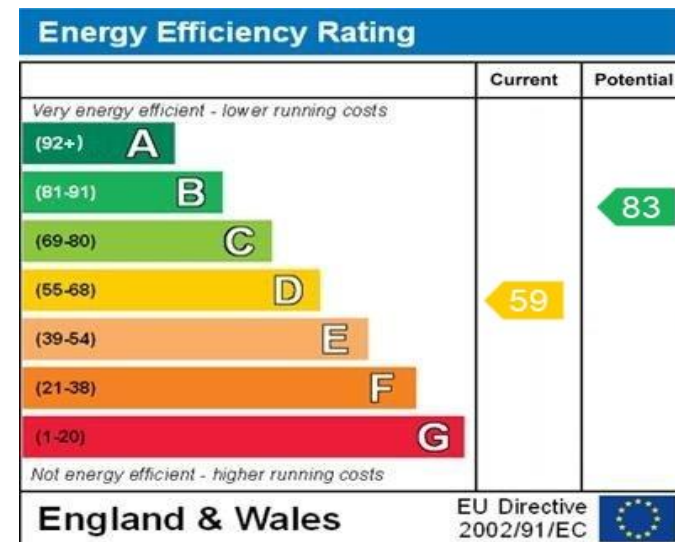




ST ALBANS ROAD, HEMEL HEMPSTEAD HP2 4BA (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1146 sq.ft. (106.4 sq.m.) approx.

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