





£390,000

Set within walking distance of the town centre complete with an array of local shops, restaurants and facilities this well proportioned two bedroom semi detached home comprises dual aspect lounge, kitchen/dining room, downstairs WC, two double bedrooms and a family bathroom. The south facing rear garden has been landscaped and well maintained and is complete with a summer house, storage shed and further outbuilding.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, doors to lounge and kitchen/diner.

CLOAKROOM

Double glazed frosted window to rear aspect. Low level WC, wall-mounted wash hand basin.

LOUNGE

Double glazed windows to front and rear aspects. Two radiators.

KITCHEN

Double glazed windows to front and rear aspects. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, one and a half bowl sink with drainer, space for washing machine, space for cooker with extractor fan over, space for fridge freezer, wood effect flooring, under stairs storage cupboard, two radiators, door to rear lobby.

REAR LOBBY

Double glazed frosted door to rear. Door to WC.

LANDING

Double glazed window to rear aspect. Radiator, airing cupboard with radiator, doors to:

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to front aspect. Radiator, built-in storage cupboard, access to loft space.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with shower over, low level WC, wall-mounted wash hand basin, radiator, extractor fan.

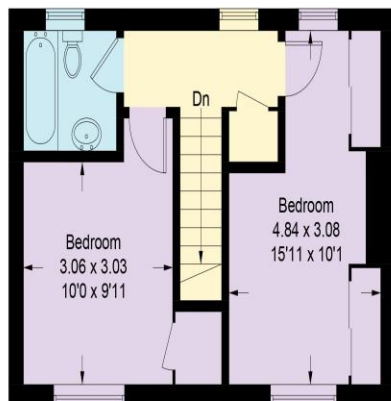
OUTSIDE

REAR GARDEN

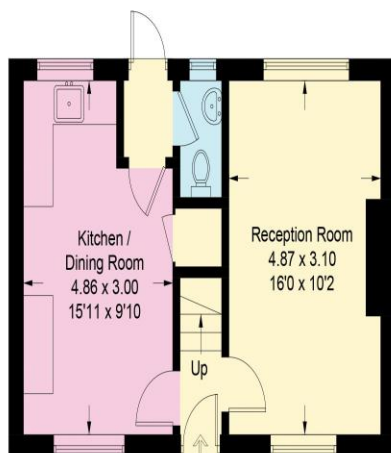
Landscaped garden with decorative shingle area, steps leading to lawn area with flower and shrub beds, a variety of outbuildings including summer house, storage shed and workshop all with power and lighting, gate to side access.

FRONT GARDEN

Steps rising to a decorative shingled area, pathway to side gate.



First Floor



Ground Floor

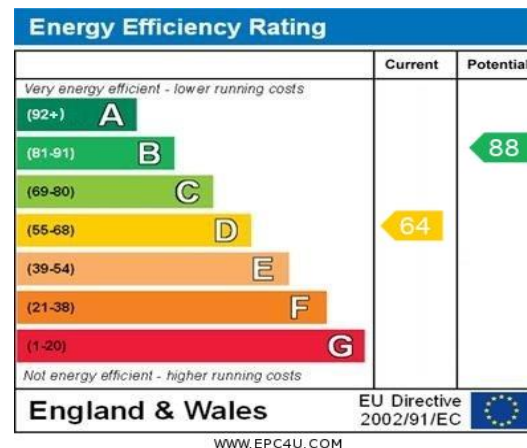


St Pauls road



Approximate Total Area
764 sq ft / 71.0 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1177541)



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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