





**Offers in Excess of
£425,000**

Set in an excellent location close to highly regarded schools, this three bedroom family home has been tastefully extended and briefly comprises separate lounge with fireplace, kitchen/dining room, utility/study, garden room/bedroom four, downstairs WC and a modern family bathroom. Additionally the property benefits from an enclosed rear garden and has NO ONWARD CHAIN.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to lounge, kitchen and utility, under stairs storage cupboard.

UTILITY

Double glazed French doors to garden. A range of floor and wall-mounted units with rolled edge work surface over space for fridge freezer, radiator, doors to kitchen and WC.

WC

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

KITCHEN/DINING ROOM

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor units with rolled edge work surface over, sink with drainer, space for washing machine and dishwasher, integrated double oven and hob with extractor fan, breakfast bar, radiator, door to bedroom four/garden room.

GARDEN ROOM/BEDROOM FOUR

Double glazed window to rear aspect, double glazed doors to garden. Radiator.

LANDING

Double glazed window to rear aspect. Access to loft space, airing cupboard housing gas boiler and hot water cylinder.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin in vanity unit, panelled bath with shower over and shower screen, heated towel rail, tiled floor, part tiled walls, extractor fan, wall-mounted storage unit.

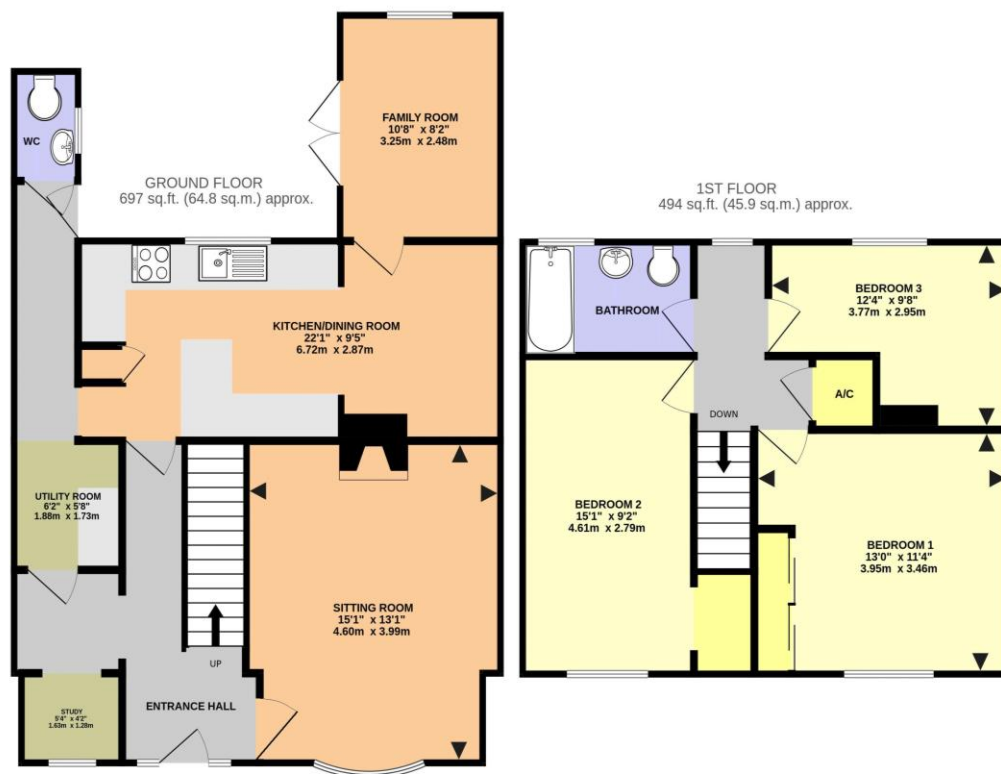
OUTSIDE

FRONT GARDEN

A low maintenance shingled garden with path to front door.

REAR GARDEN

Mainly laid to lawn with patio area, outside tap and light, enclosed by timber fence panelling.



HOLLYBUSH, HEMEL HEMPSTEAD HP1 2PJ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1191 sq.ft. (110.6 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.

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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