







**£439,000**

Situated in the desirable Chaulden area within walking distance to popular schools and the mainline train station, this three bedroom end of terraced property is ready to move in whilst modernising throughout, offering the opportunity to create a wonderful family home. Comprising Lounge, dining room and separate kitchen in addition to a utility room and downstairs toilet, the property also boasts driveway parking and a good sized rear garden. NO ONWARD CHAIN.

# Property Description

## ENTRANCE

Part glazed composite door to:

## ENTRANCE HALL

Stairs to first floor, radiator, doors to lounge and utility room.

## LOUNGE

Double glazed window to front aspect. Radiator, door to:

## DINING ROOM

Double glazed window and doors to rear aspect. Radiator, door to kitchen.

## KITCHEN

Double glazed window to rear aspect. Range of floor standing and wall mounted units with roll edge work surface over, stainless steel single drainer sink unit, space for cooker, space for fridge/freezer, washing machine and dishwasher, door to utility room.

## UTILITY ROOM

Double glazed window and frosted part glazed door to side aspect. Door to cloakroom, door to hallway, wall mounted gas boiler, range of built in cupboards.

## CLOAKROOM

Low level w.c., wall mounted wash hand basin.

## LANDING

Double glazed window to front aspect. Radiator, doors to all rooms.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, airing cupboard housing hot water cylinder and built in storage cupboard.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to side aspect. Radiator.

## SHOWER ROOM

Frosted double glazed window to rear aspect. Walk in shower, wall mounted wash hand basin, towel radiator, extractor fan.

## SEPARATE W.C.

Radiator, low level w.c.

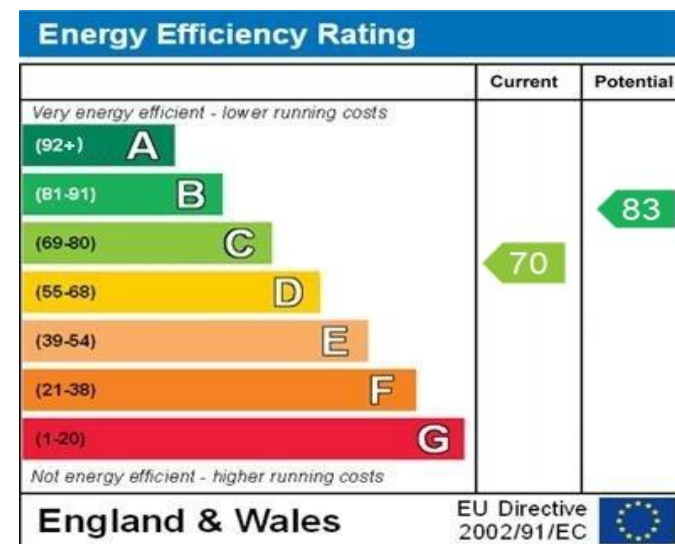
## OUTSIDE

## REAR GARDEN

Laid to lawn with patio area, flower and shrub beds, two timber storage sheds, passage to side with gated access to driveway, outside tap.

## FRONT GARDEN

Driveway parking and pathway to front door. Gated side access to garden.



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

33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk