





**Offers in Excess of  
£375,000**

We are delighted to offer for sale this superbly presented two /three bedroom extended family home with fully enclosed south facing rear gardens with covered seating and entertaining area. Briefly comprising an extended L shaped lounge dining room, a refitted kitchen, downstairs bedroom/ family room, whilst two double bedrooms and luxury bathroom complete the living accommodation. Overlooking a small green within walking distance of local shops and sought after schools.

# Property Description

## Entrance Porch

UPVC double glazed front door to entrance porch.

## Entrance Hall

UPVC front door to the entrance hall, stairs to the first floor, storage cupboard.

## Bedroom Three / Family Room

Double glazed window to the front, radiator.

## Kitchen

A refitted kitchen boasting a range of high gloss base and eye level storage units, stone work tops with an inset sink unit with mixer tap, built in double oven with four ring gas hob with extractor fan over, plumbing and space for washing machine, tiled surrounds, recessed spot lights and tiled floor with under floor heating.

## Lounge/Diner

An L shaped room, set in two defined areas with twin double glazed doors to the rear garden and a double glazed window to the rear, TV point, recessed spot lighting, tiled floor with under floor heating.

## Landing

Stairs to the first floor, access to the loft, door to airing cupboard.

## Bedroom One

Double glazed window to the front, radiator, walk in in storage / wardrobe with gas boiler serving central heating.

## Bedroom Two

Double glazed window to the rear, radiator. fitted wardrobes.

## Family Bathroom

A luxury bathroom comprising a low level WC, wash hand basin with mixer tap housed a vanity unit with cupboards below, bath with mixer tap and power shower over, tiled surrounds and flooring, dual double glazed window to the rear, heated chrome towel rail, recessed spot lights.

## Outside

### Front Garden

Enclosed front garden with gated access and path to front door.




### Rear Garden

A fully enclosed south facing rear garden, screened by panel fencing, the garden has been laid to patio for all year use and ease of maintenance and boasts a covered seating area with outside power points and lights, gated rear access, brick storage shed with power and lighting.

20/07/2023 10:11



**Total floor area 88m2 (950 sq. ft.) approx**  
**This floor plan is for illustrative purposes, measurements are approximate.**  
**Made for Michael Anthony.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

WWW.EPC4U.COM

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