







**£395,000**

This wonderfully appointed and reconfigured four bedroom townhouse has been expertly upgraded to include solar panels and underfloor heating on the ground floor. Comprising kitchen/dining room opening to a conservatory with solar roof, utility/storage room, downstairs WC, living room and bedroom to the first floor and three further bedrooms and bathroom to the second floor. The property also benefits from a private rear garden and driveway parking with EV charging point and is situated in a great location close to schools and shops and backs on to the popular Nicky line. NO CHAIN.

# Property Description

## ENTRANCE

Front door to:

## ENTRANCE HALL

Tiled floor with underfloor heating, doors to utility and kitchen dining room, stairs rising to first floor, under stairs storage cupboard, radiator.

## CLOAKROOM

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

## KITCHEN/DINING ROOM

Fitted with a range of floor and wall-mounted units with rolled edge work surface over, one and a half bowl stainless steel sink with drainer, integrated gas hob and oven with extractor fan over, space for fridge freezer with water filter and dishwasher, cupboard housing meters, two radiators, tiled splashback, opening to conservatory.

## CONSERVATORY

A range of double glazed windows and doors on a low level brick base with solar roof, radiator, and underfloor heating.

## UTILITY

Generous size utility providing ample storage, UPVC doors to front. Space for washing machine, tumble dryer, and further white goods, tiled floor.

## LANDING (First Floor)

Double glazed window to front aspect. Doors to bedroom three and lounge, hardwood laminate flooring.

## BEDROOM THREE

Double glazed window to front aspect. Cupboard housing gas combi boiler, radiator.

## LOUNGE

Two double glazed windows to rear aspect. Two radiators, wall-mounted electric fire, hardwood laminate flooring, doors to stairs rising to second floor.

## LANDING (Second Floor)

Access to part boarded loft space, storage cupboard, doors to bedrooms one, two, four and bathroom.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in wardrobes.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

## BATHROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, built-in storage cupboard, multi jet shower unit with steam setting and radio function, towel radiator, tiled walls and floor.

## OUTSIDE

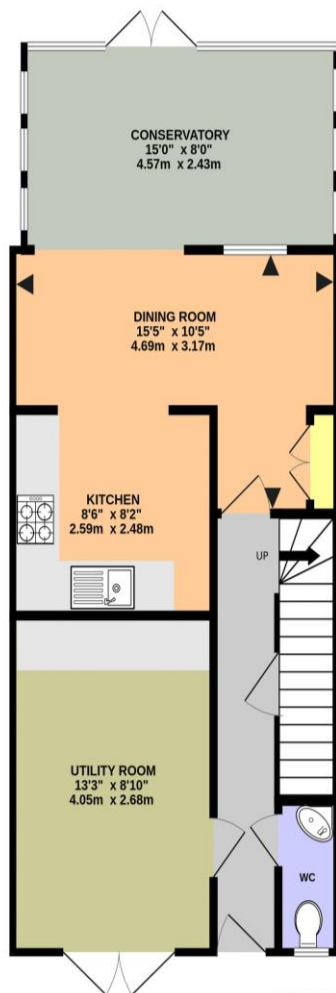
## PARKING

Block paved driveway parking for two cars. EV charging point.

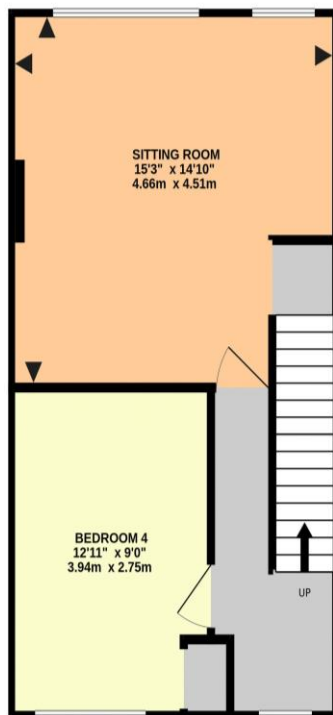
## REAR GARDEN

Mainly laid to lawn with patio areas, timber storage shed, enclosed by mature hedging.

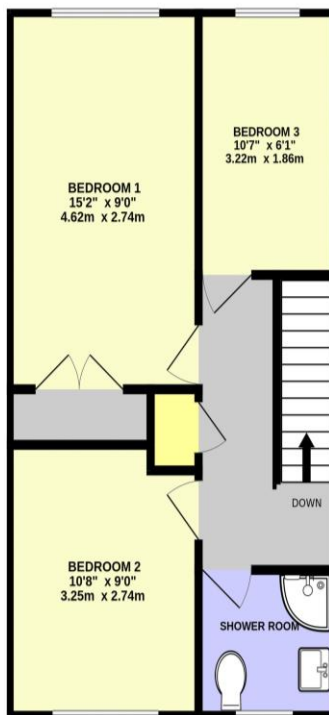
GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



MALVERN WAY, HEMEL HEMPSTEAD HP2 5RB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1413 sq.ft. (131.2 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

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