







**Offers in Excess of  
£560,000**

We are delighted to offer for sale this wonderful family home located in this highly sought after cul de sac location. Offered with no upper chain and standing on a fabulous plot. In need of some updating and with potential to extend. S.T.P. Comprising a spacious lounge dining room, downstairs cloakroom, kitchen, three bedrooms and four piece family bathroom, The property also boasts a double length garage and driveway parking. All located within easy reach of local schools and Maylands industrial estate as well just a short drive of the M1.

# Property Description

## Entrance Hall

UPVC double glazed front door opens to the entrance hall, stairs to the first floor, radiator, understairs storage cupboard.

## Cloakroom

Comprising a low level WC, wash hand basin, radiator, double glazed window to the front.

## Lounge/Diner

Set in two defined areas.

## Lounge

Double glazed window to the front, gas fire, wall light points, radiator and TV point.

## Dining area

With double glazed patio doors leading to the rear garden, radiator, serving hatch to kitchen, wall light points.

## Kitchen

Fitted with a range of base and eye level storage units, work surface areas with inset single drainer stainless steel sink unit set below a double glazed window to the rear, plumbing and space for washing machine, gas and electric cooker point, tiled surrounds, double glazed door to the rear.

## Landing

Stairs to the first floor, two double glazed windows to the side, storage cupboard, access via pull down ladder to insulated loft space with light, power and gas boiler serving central heating.

## Bedroom One

Double glazed window to the front, wall light points, radiator, built in wardrobe.

## Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe.

## Bedroom Three

Double glazed window to the front, radiator.

## Family Bathroom

A four piece suite comprising a low level WC, wash hand basin with cupboard below, bath with mixer tap and shower over, tiled shower cubicle, heated towel rail, double glazed window to the rear, tiled surrounds.

## Outside

## Garage

A double length garage with recently replaced roof, metal up and over door, power and lighting, double glazed windows and double glazed door to the rear garden.

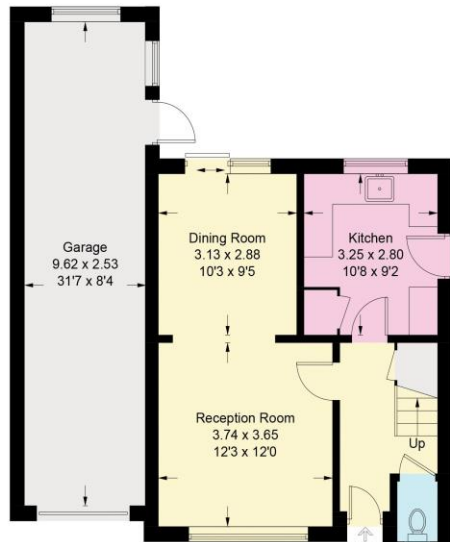
## Front Garden

An open plan front garden with path to the front door.

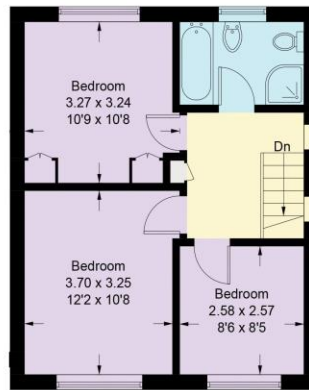
## Rear Garden

An undoubted feature of the property is the delightful rear garden, being fully enclosed and extending to approximately 80 feet in depth, with a formal patio area extending the full width of the property leading to a generous lawned garden, established surrounding and inset flower beds, outside cold water tap, lighting and power, greenhouse, gated side access.





Ground Floor



First Floor

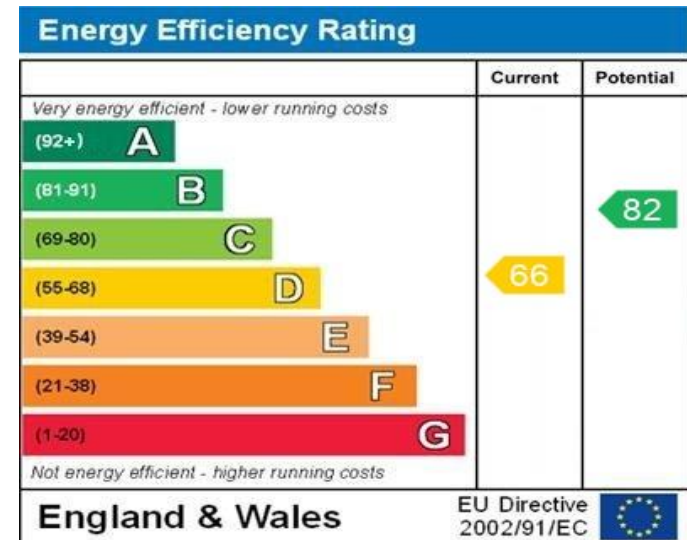


## Newford Close



**Approximate Total Area**  
 884 sq ft / 82.1 sq m  
 Garage = 265 sq ft / 24.6 sq m  
 Total = 1149 sq ft / 106.7 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. (D1198151)



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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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