







**£400,000**

Set in a quiet location close to popular schools and local amenities this wonderfully presented three bedroom family home has been upgraded throughout. Comprising kitchen/breakfast room with lots of built in storage, lounge, three bedrooms and modern family bathroom. The property also benefits from a landscaped rear garden and communal parking and is offered to the market with NO ONWARD CHAIN.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Wood panelling feature wall, stairs to first floor, opening to kitchen and lounge.

## **KITCHEN/BREAKFAST ROOM**

Two double glazed windows to front aspect. Range of wall mounted and floor standing units with roll edge work surface over, sink with mixer tap, breakfast bar, integrated oven and hob with extractor fan over, built in storage cupboards, space for fridge/freezer, washing machine and dishwasher, radiator, door to passageway leading to garden.

## **LOUNGE**

Double glazed window and sliding patio door to rear aspect. Feature fireplace (not working) wood panelling feature wall, radiator, wood effect flooring.

## **LANDING**

Access to boarded loft space housing gas combination boiler, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to rear aspect. Range of built in wardrobes and storage units, radiator, wood effect flooring, spotlights.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator, built in wardrobe, wood effect flooring.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Frosted double glazed window to front aspect. Low level w.c., wash hand basin in vanity unit, panelled bath with shower over and shower screen, towel radiator, tiled walls and floor.

## **OUTSIDE**

### **PARKING**

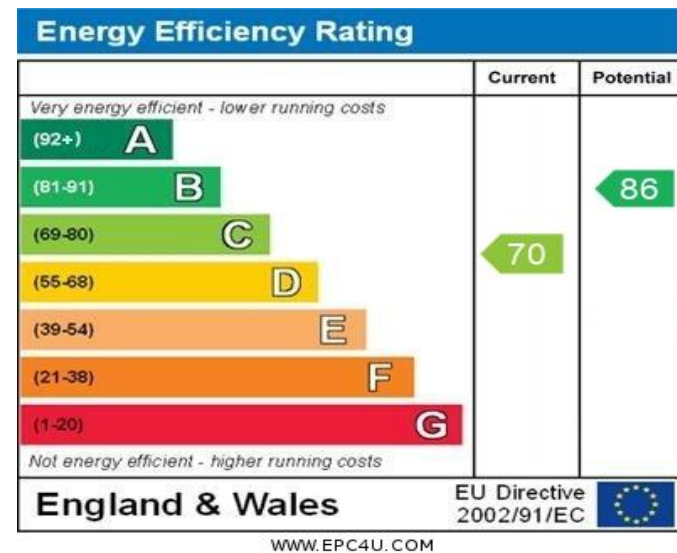
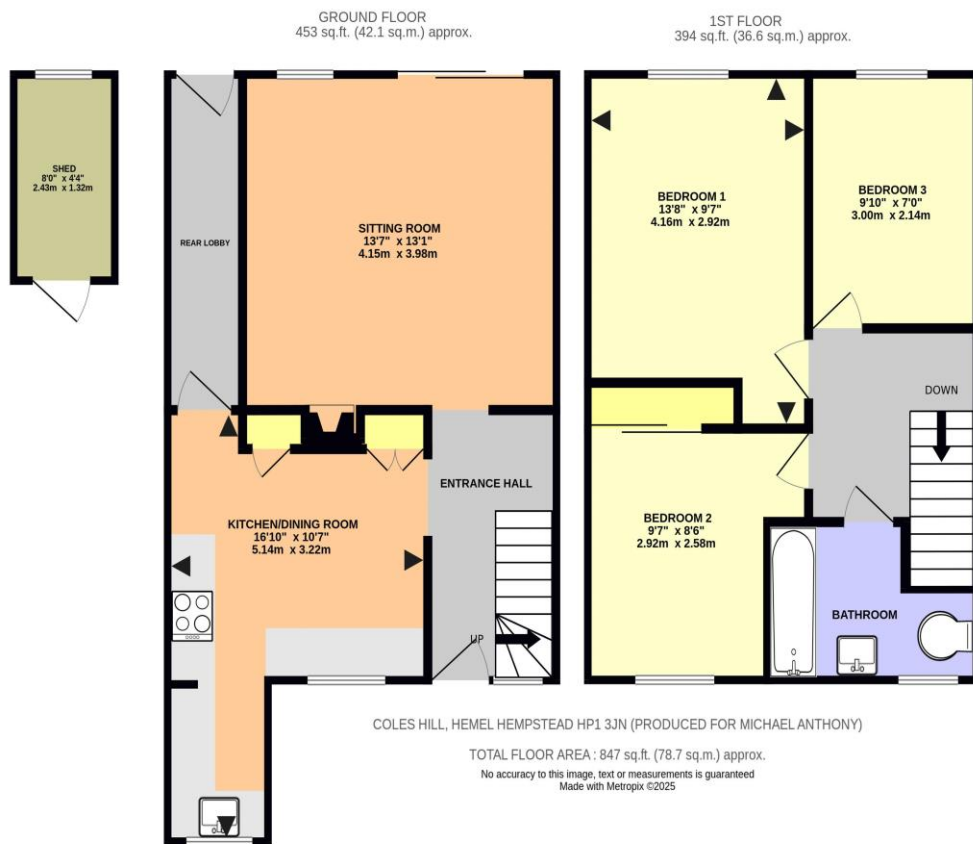
Communal parking to front.

### **FRONT GARDEN**

Low maintenance slate and tiled front garden with pathway to front door, outside light.

### **REAR GARDEN**

Beautifully landscaped garden with natural slate patio, lawn with pathway to decking with lighting, brick built storage shed with power and lighting, outside sockets.



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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