



View of block





**£325,000**

Set in a popular location close to local schools and amenities this three bedroom duplex maisonette offers a fantastic amount of accommodation, including kitchen/breakfast room, lounge, dining room and WC to the first floor with three double bedrooms and family bathrooms to the second floor. The property also benefits from a private garden, potential for a driveway and storage sheds.

# Property Description

## ENTRANCE

Front door to stairs rising to first floor, double glazed window to rear aspect. Radiator.

## ENTRANCE HALL

Stairs rising to second floor, doors to:

## CLOAKROOM

Frosted double glazed window to rear aspect. Low level w.c., wash hand basin, radiator.

## LOUNGE

Double glazed window to front aspect. Radiator, wood effect flooring, double doors to:

## DINING ROOM

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

## KITCHEN/BREAKFAST ROOM

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

## LANDING

Double glazed window to rear aspect. Airing cupboard housing hot water cylinder, access to part boarded loft space, doors to:

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

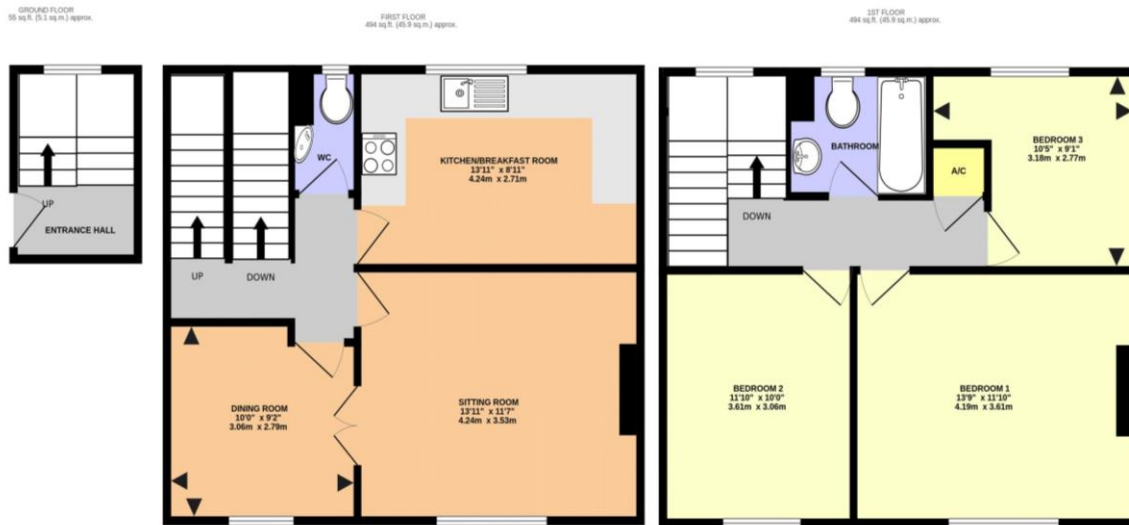
## BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, panelled bath with shower over, radiator.

## OUTSIDE

## GARDEN

Low maintenance shingled garden which is split into two areas, outside tap, brick built shed, mature flower and shrub beds.



MARTINDALE ROAD, HEMEL HEMPSTEAD HP1 2QP (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

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