





**£270,000**

Set in the ever popular Boxmoor area within walking distance to Hemel Hempstead train station, this beautifully presented two bedroom first floor maisonette briefly comprises lounge dining room with balcony overlooking the communal gardens, fitted kitchen and family bathroom. The property also benefits from allocated parking and a long lease.

# Property Description

## **ENTRANCE**

Part glazed UPVC door to:

## **ENTRANCE HALL**

Wood effect flooring, stairs rising to:

## **LANDING**

Window to side aspect. Storage cupboard, door to inner hall.

## **INNER HALL**

Radiator, access to loft space, doors to all rooms.

## **LOUNGE/DINING ROOM**

Window and doors to rear, access to balcony. Two radiators, double doors to kitchen.

## **KITCHEN**

Window to front aspect. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, sink with mixer tap and drainer, space for fridge freezer, cooker and washing machine, extractor fan.

## **BEDROOM ONE**

Window to rear aspect. Built-in wardrobe, radiator.

## **BEDROOM TWO**

Window to front aspect. Radiator, wood effect flooring.

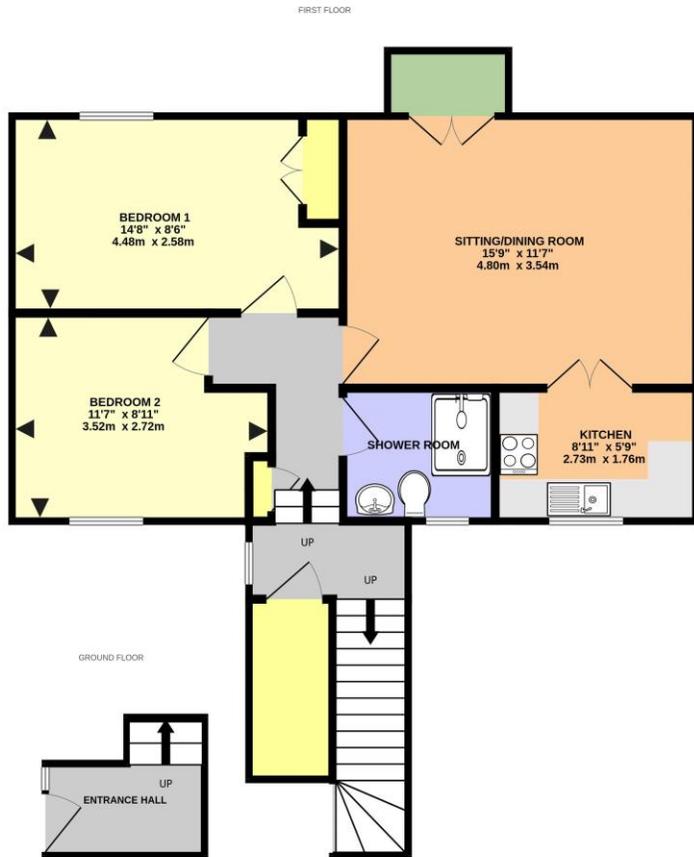
## **SHOWER ROOM**

Frosted window to front aspect. Low level WC, wash hand basin in vanity unit, walk-in shower unit, part tiled walls, towel radiator.

## **OUTSIDE**

## **COMMUNAL GARDENS**

Laid to lawn.



THE FARTHINGS, HEMEL HEMPSTEAD HP1 1XD (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 658 sq.ft. (61.1 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk