





£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		

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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