





£440,000

Set in a quiet cul de sac close to local amenities, this three/four bedroom house comprises open plan living/dining room/kitchen, utility, study/bedroom four, family bathroom and a landscaped rear garden complete with studio. Additionally the property has ample driveway parking. In need of modernisation, this home offers a wonderful opportunity to create a fantastic family home.

Property Description

ENTRANCE

Door to;

ENTRANCE HALL

Double glazed window to front aspect. Doors to lounge, utility and play room, radiator.

UTILITY

Double glazed frosted window to side aspect. Wash hand basin, plumbing for washing machine, tiled walls and floor.

STUDY/BEDROOM FOUR

Double glazed windows to front and rear aspects. Two radiators, wood effect flooring.

LOUNGE/DINING ROOM

Double glazed window and sliding door to rear. Wood effect flooring, stairs rising to first floor, radiator, under stairs storage cupboard housing gas combi boiler.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, composite sink with drainer, integrated electric hob and oven with extractor fan over, breakfast bar, space for fridge freezer.

CONSERVATORY

A range of double glazed windows and doors on a low level brick base, wood effect flooring.

LANDING

Double glazed window to front aspect. Storage cupboard, doors to:

BEDROOM ONE

Double glazed window to rear aspect. Radiator, access to loft space.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, panelled bath with shower over, tiled walls and floor.

OUTSIDE

PARKING

Block paved driveway parking for several cars, outside light.

REAR GARDEN

Landscaped garden with stairs rising to lawn area, decked and shingled areas, hardstanding with timber storage sheds and gated front access.

GARDEN ROOM

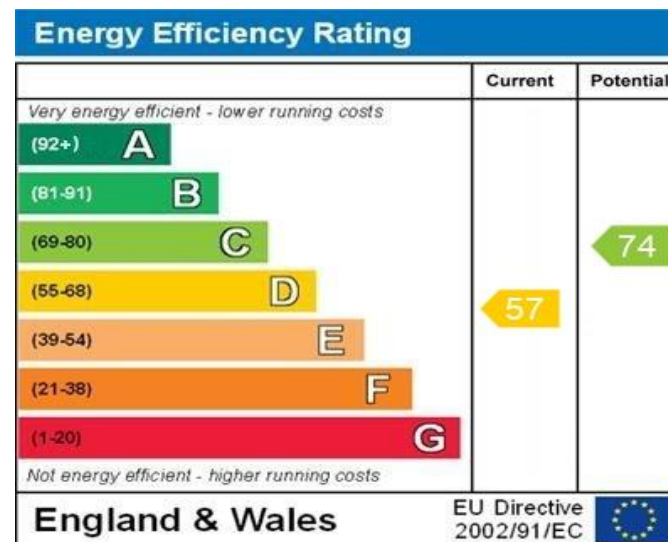
Timber garden room with double glazed doors and window, power and lighting.



BERKLEY SQUARE, HEMEL HEMPSTEAD HP2 7QR (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

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