





£440,000

Located in a sought after cul de sac in this popular development, this extended family home is offered in superb condition throughout and briefly comprises a spacious lounge with separate dining area opening to the conservatory, a refitted kitchen, ground floor bedroom/family room, three further bedrooms and a luxury refitted bathroom. With fully enclosed gardens, a garage in a block close by and potential to add driveway parking subject to permissions. All located within walking distance to local shops and sought after schools.

Property Description

Entrance Hallway

UPVC double glazed front door to the entrance hall, door to bedroom/family room and door to the lounge.

Bedroom Four/ Family Room

Double glazed window to the front, wood effect flooring.

Lounge

Double glazed bay window to the front, electric storage heater, stairs to the first floor, under stairs storage cupboard, TV point.

Dining Area

Electric panel heater, twin doors to the conservatory.

Kitchen

A refitted kitchen with a range of base and eye level storage units, work surface areas, inset single drainer stainless steel sink unit with mixer tap set below a double glazed window to the rear, plumbing and space for washing machine and dish washer, built in electric hob with extractor hood over and electric oven below, tiled surrounds.

Conservatory

A UPVC double glazed conservatory with twin doors to the rear garden.

First Floor Landing

Stairs to the first floor, access to the loft.

Bedroom One

Double glazed window to the front.

Bedroom Two

Double glazed window to the rear.

Bedroom Three

Double glazed window to the front, door to the airing cupboard.

Outside

Garage

In a block close by.

Front Garden

An open plan front garden which has been block paved for ease of maintenance and offer the potential to provide driveway parking subject to dropped kerb permission.

Rear Garden

A fully enclosed rear garden with paved area to the immediate rear, laid mainly to lawn with surrounding established borders, two timber storage sheds, outside cold water tap, gated side access.

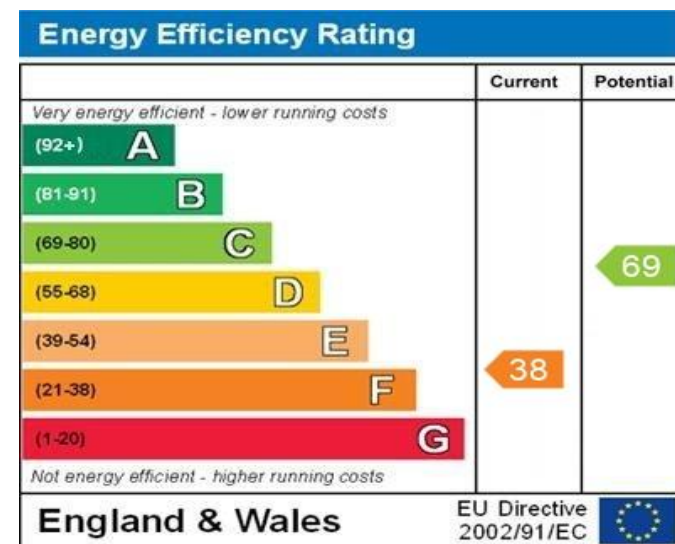
COUNCIL TAX BAND: D

EPC RATING: F



KIPLING GROVE, HEMEL HEMPSTEAD HP2 7NU (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1020 sq.ft. (94.8 sq.m.) approx.
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33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk