







**£335,000**

Set in a quiet, popular location with easy reach local schools and shops, this two bedroom terraced property briefly comprises a porch, lounge, kitchen / diner, two well proportioned bedrooms, bathroom and a generous garden with allocated parking.

# Property Description

## Entrance Porch

Double glazed window to front, door to living room.

## Living Room

Stairs rising to first floor, radiator, double glazed with to front, door to kitchen.

## Kitchen

Range of floor and wall mounted units, space for fridge freezer, space for washing machine, built in oven, electric hob with extractor fan over, gas boiler, storage cupboard, double glazed window to rear, door to garden.

## Bedroom 1

Double glazed window to front, built in wardrobe, radiator.

## Bedroom 2

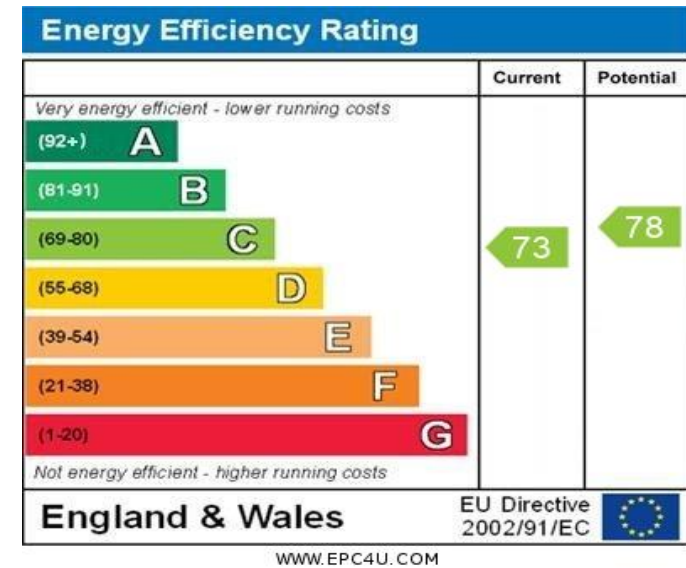
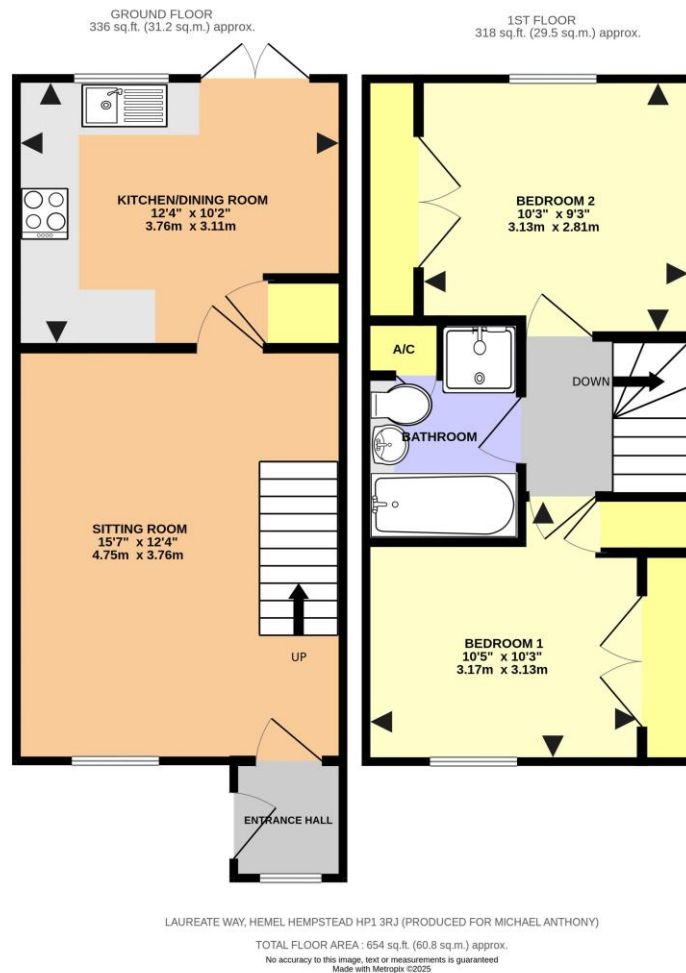
Double glazed window to rear, built in wardrobe, radiator.

## Bathroom

WC, panel bath, shower cubicle, pedestal hand wash basin, airing cupboard housing hot water cyclinder, extractor fan, part tiled walls.

## Rear Garden

Mainly laid to lawn with patio areas, rear access gate, timber storage shed, water tap



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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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