





**£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**

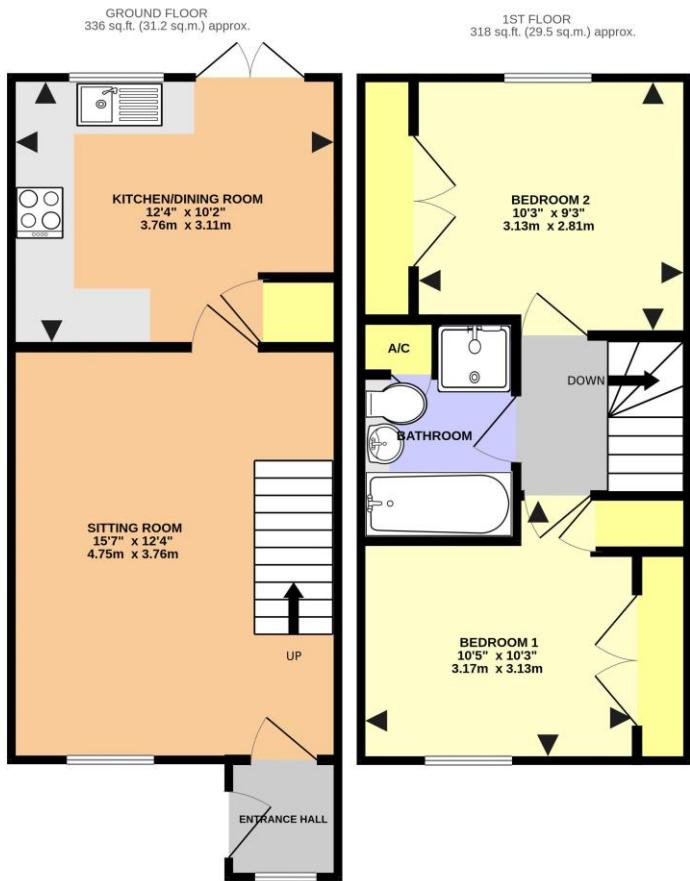
Double glazed window to rear, built in wardrobe, radiator.

## **Bathroom**

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

## **Rear Garden**

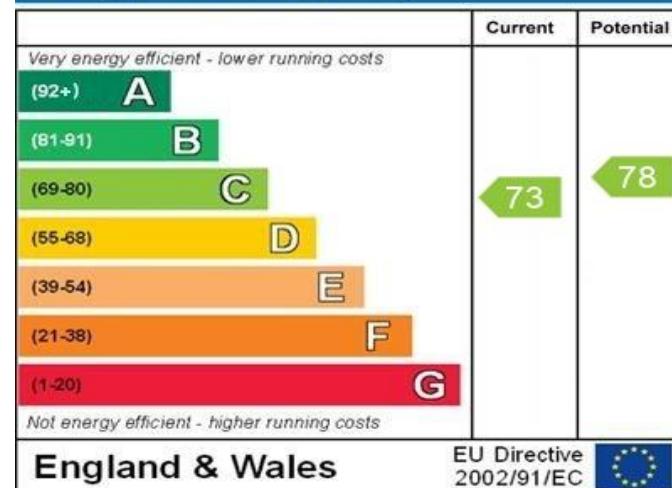
Mainly laid to lawn with patio areas, rear access gate, timber storage shed, water tap



LAUREATE WAY, HEMEL HEMPSTEAD HP1 3RJ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 554 sq.ft. (60.8 sq.m.) approx.  
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### Energy Efficiency Rating



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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