





£400,000

We are delighted to offer for sale this superbly presented three bedroom home situated in this highly sought after traffic free HP1 location overlooking a wooded area, having undergone complete updating by the current owner, to now offer a fully refitted kitchen and utility/cloakroom as well as a luxury four piece bathroom. With a recently replaced combination gas boiler and lovely enclosed southerly facing gardens. Within easy reach of local shops and sought after schooling for all ages, this really is a must see family home.

Property Description

Entrance Hall

UPVC double glazed front door opens to the entrance hall, stairs to the first floor, radiator.

Lounge

Double glazed bay window to the front, wall hung radiator, TV point.

Kitchen

A fully refitted kitchen boasting a range of base and eye level storage units, ample work surface areas, inset single drainer sink unit with mixer tap set below a double glazed window to the rear, four ring gas hob with canopy extractor hood over and oven below, integrated dish washer, fridge and freezer, tiled surrounds, recessed spot lights, radiator, double glazed door to the rear garden.

Utility / Cloakroom

With space and plumbing for washing machine and tumble dryer, work surface area, low level WC, wash hand basin with mixer tap and cupboard below, wall mounted combination gas boiler, recessed spot lighting, double glazed window to the rear, walk in understairs storage cupboard, radiator.

First Floor Landing

Stairs to the first floor, access to the loft via pull down ladder.

Bedroom One

Double glazed window to the front, built in wardrobes, radiator.

Bedroom Two

Double glazed window to the rear, built in storage cupboard radiator.

Bedroom Three

Double glazed window to the front, radiator, bult in cabin bed.

Bathroom

A luxury refitted four piece suite comprising a low level WC wash hand basin with mixer tap set in a vanity unit and surround with cupboard below, panel bath with mixer tap and shower attachment, tiled shower cubicle with electric shower, heated chrome towel rail, recessed spot lights, extractor fan, two double glazed windows to the rear, tiled surrounds.

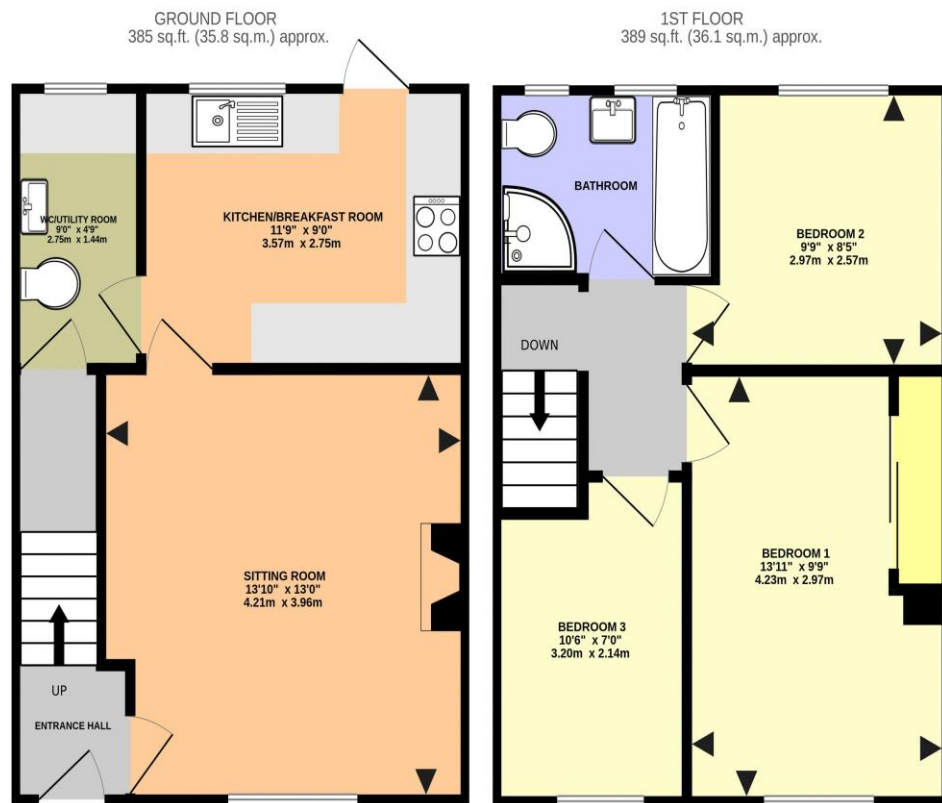
Outside

Front Garden

gated access to an enclosed front garden, path to front door, outside light.

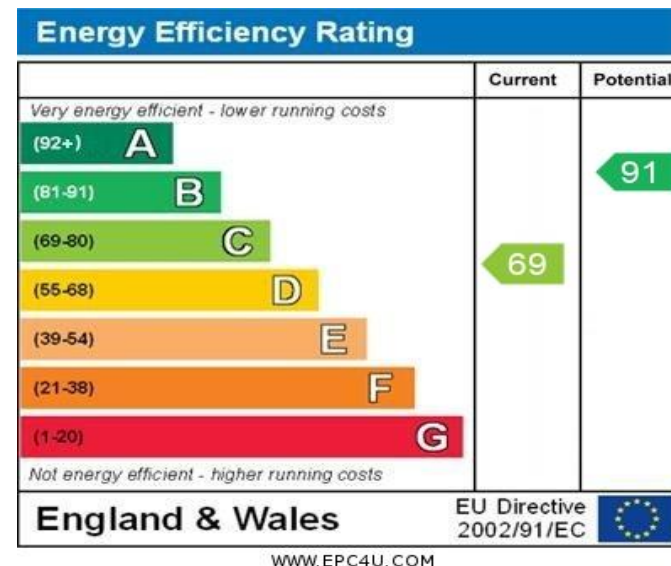
Rear Garden

A fully enclosed south westerley facing rear garden with paved area to the immediate rear, laid mainly to lawn with established well stocked surrounding borders, area set aside for vegetable cultivation, gated rear access, cold water tap, timber storage shed.



TOLLPLIT END, HEMEL HEMPSTEAD HP1 3NT (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.
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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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