





£535,000

Set in a tucked away location close to local schools and amenities and with great access to the M1 motorway, this four bedroom detached family home comprises lounge/dining room, conservatory, separate kitchen, downstairs WC, four good sized bedrooms and a modern family bathroom. The property also boasts an integral garage, driveway parking and a lovely southerly facing garden.

Property Description

ENTRANCE

Front door with storm porch over to:

ENTRANCE HALL

Radiator, doors to lounge, kitchen and WC, stairs rising to first floor, under stairs storage cupboard.

CLOAKROOM

Double glazed frosted window to front aspect. Wall-mounted wash hand basin, low level WC, heated towel rail, tiled walls.

LOUNGE/DINING ROOM

Double glazed patio doors to rear, double glazed doors to conservatory. Feature fireplace, radiator, wood effect flooring, door to kitchen.

CONSERVATORY

Double glazed windows and doors on a low level brick base, tiled floor.

KITCHEN

Double glazed window to front aspect, double glazed door to side. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, one and a half bowl sink with drainer and mixer tap, integrated: electric hob with extractor fan over, double oven, dishwasher, and fridge freezer; space for washing machine, tiled floor and splashbacks.

LANDING

Access to loft space, doors to:

BEDROOM ONE

Double glazed window to front aspect. Radiator, wood effect flooring, a range of built-in wardrobes and dresser.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator, built-in storage cupboard.

BATHROOM

Two double glazed frosted window to side aspect. Low level WC, panelled bath with shower over, wash hand basin in vanity unit, tiled walls and floor, extractor fan.

OUTSIDE

GARAGE

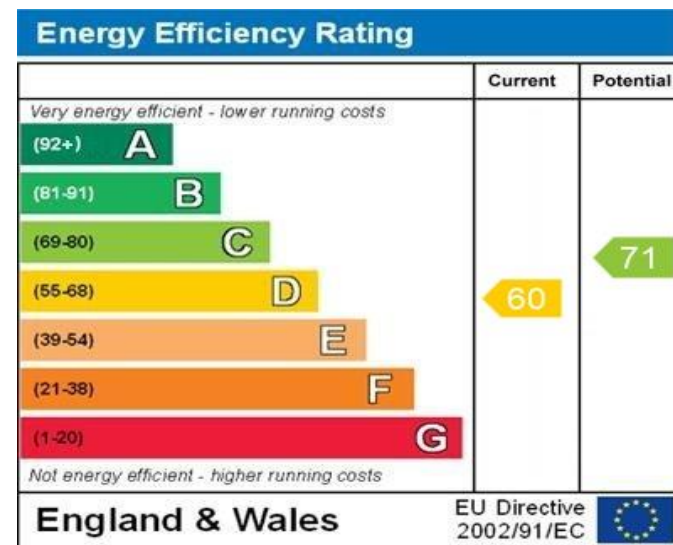
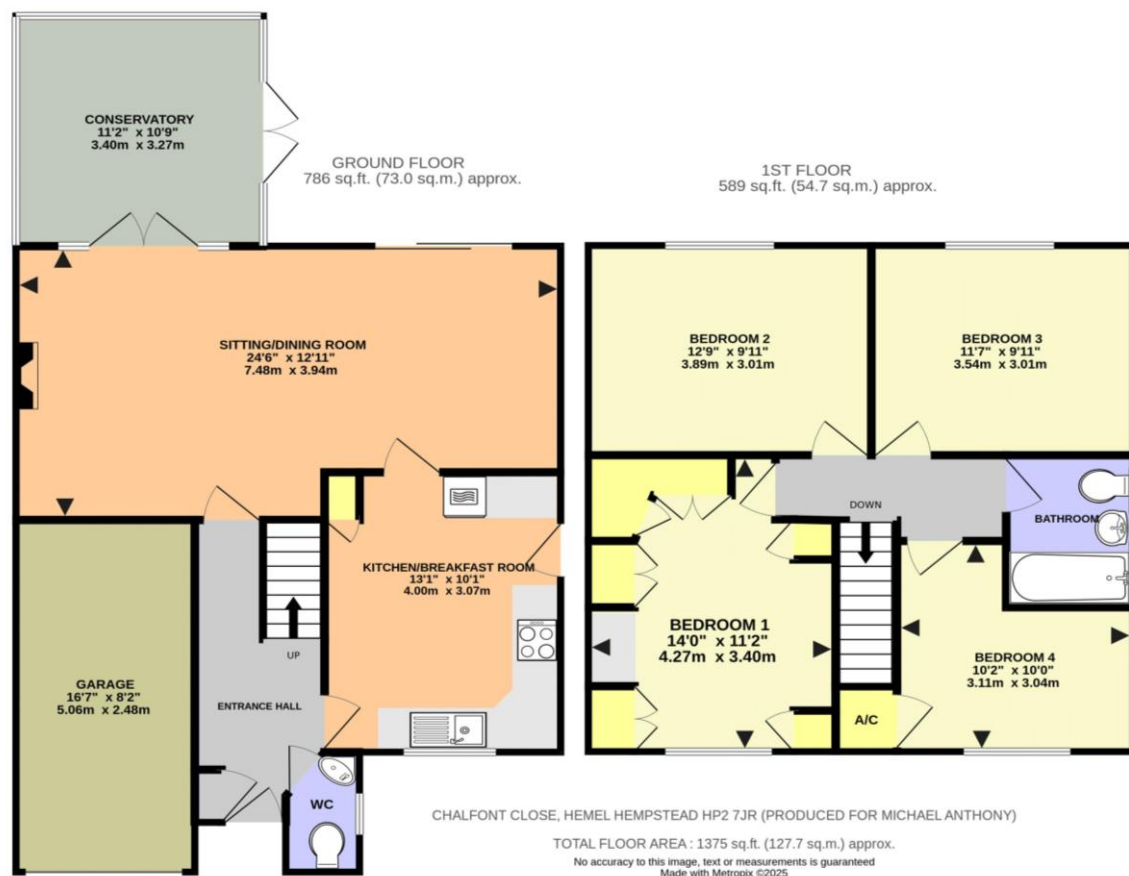
Garage with up and over door.

FRONT GARDEN

Block paved driveway for two cars, flower and shrub beds, gated side access leading to rear.

REAR GARDEN

Mainly laid to lawn with patio area, mature flower and shrub beds, timber storage shed.



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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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