





£340,000

Set in a quiet cul de sac on a popular development, this wonderful two bedroom home comprises lounge/dining room, fitted kitchen, conservatory leading to a lovely private garden, two double bedrooms and a modern bathroom. the property is well presented throughout and also benefits from a garage in a nearby block.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Door to:

LOUNGE/DINING ROOM

Double glazed window to front aspect. Radiator, tiled floor, stair rising to first floor, door to:

KITCHEN

Bright, spacious kitchen with double glazed doors to conservatory with views to the garden. Range of wall mounted and floor standing units with roll edge work surface over, one and a half stainless steel single drainer sink, space for cooker, extractor fan, space for washing machine & dishwasher.

CONSERVATORY

Good size conservatory flooded with natural light. with a range of double glazed windows and doors on low level brick base. Ample room for dining table and chairs.

LANDING

Radiator, doors to bedrooms and bathroom. Loft hatch providing access to boarded loft, complete with a velux window, spot lights and several electrical sockets.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built in wardrobe.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in cupboard housing modern gas combination boiler.

BATHROOM

Low level w.c., panelled bath with shower over, wash hand basin, towel radiator, tiled walls and floor, extractor fan.

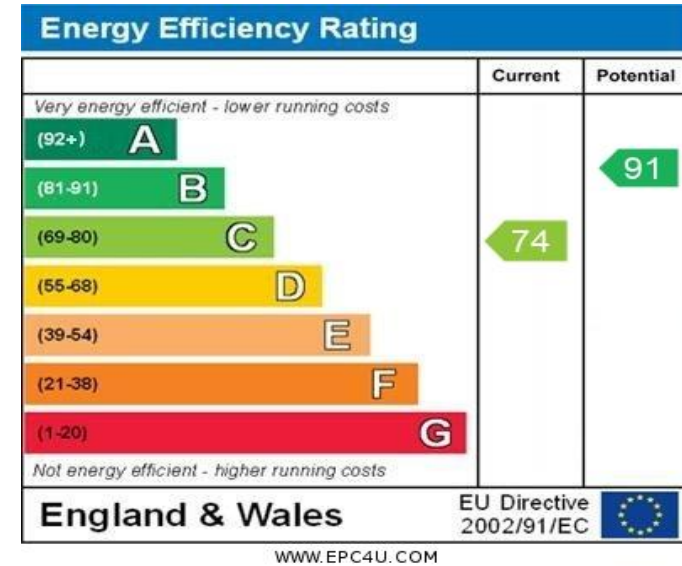
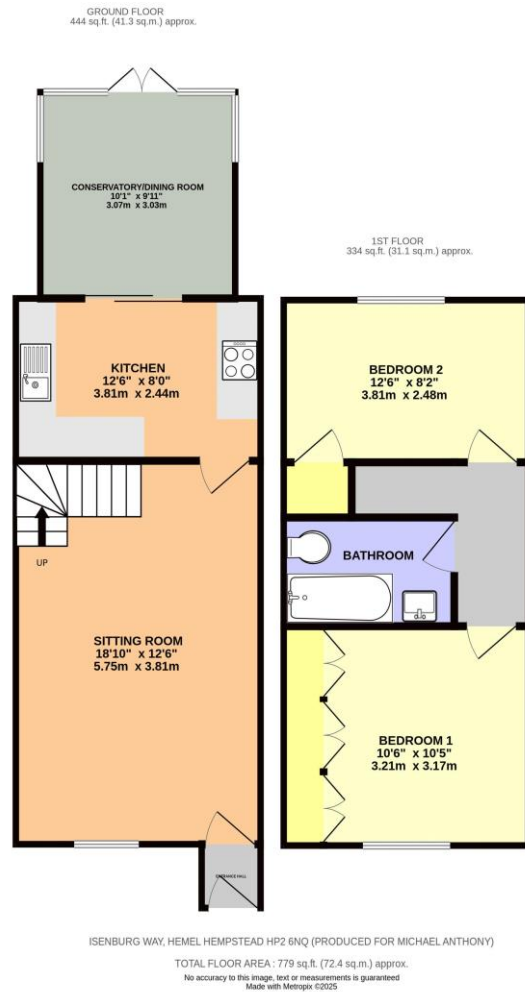
OUTSIDE

REAR GARDEN

South Easterly facing, ow maintenance garden with patio and decking, outside tap, gate to rear providing access to garage. New fencing.

GARAGE

In nearby block.



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

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk