







**Offers in Excess of  
£425,000**

Located in a popular area of Hemel Hempstead, this three-bedroom semi-detached family home offers a great balance of modern living and everyday practicality. The property features a stylish open-plan kitchen/diner, ideal for both family life and entertaining, along with a comfortable living room and a modern refitted family bathroom. Upstairs, there are two generous double bedrooms and a good-sized single bedroom. Outside, the home benefits from a driveway providing off-street parking and a westerly facing rear garden. Conveniently located close to the

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs to first floor, understairs cupboard, radiator, door to lounge.

## LOUNGE

Double glazed bay window to front aspect. Television point, radiator, gas fireplace (capped off) leads into dining area.

## KITCHEN/DINER

Double glazed patio door to rear and double glazed window to rear. Range of wall mounted and floor standing units with quartz work surface, breakfast bar, stainless steel sink with mixer tap, integrated oven and hob with extractor fan over, integrated washer/dryer, fridge/freezer and dishwasher, combination boiler, radiator, spotlights.

## LANDING

Double glazed window to side aspect. Access to loft space, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Two storage cupboards, radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Cupboard, radiator.

## BATHROOM

Frosted double glazed windows to side and rear aspects. Panelled bath with shower over, wall mounted wash hand basin with storage, low level w.c., towel radiator, spotlight.

## OUTSIDE

## PARKING

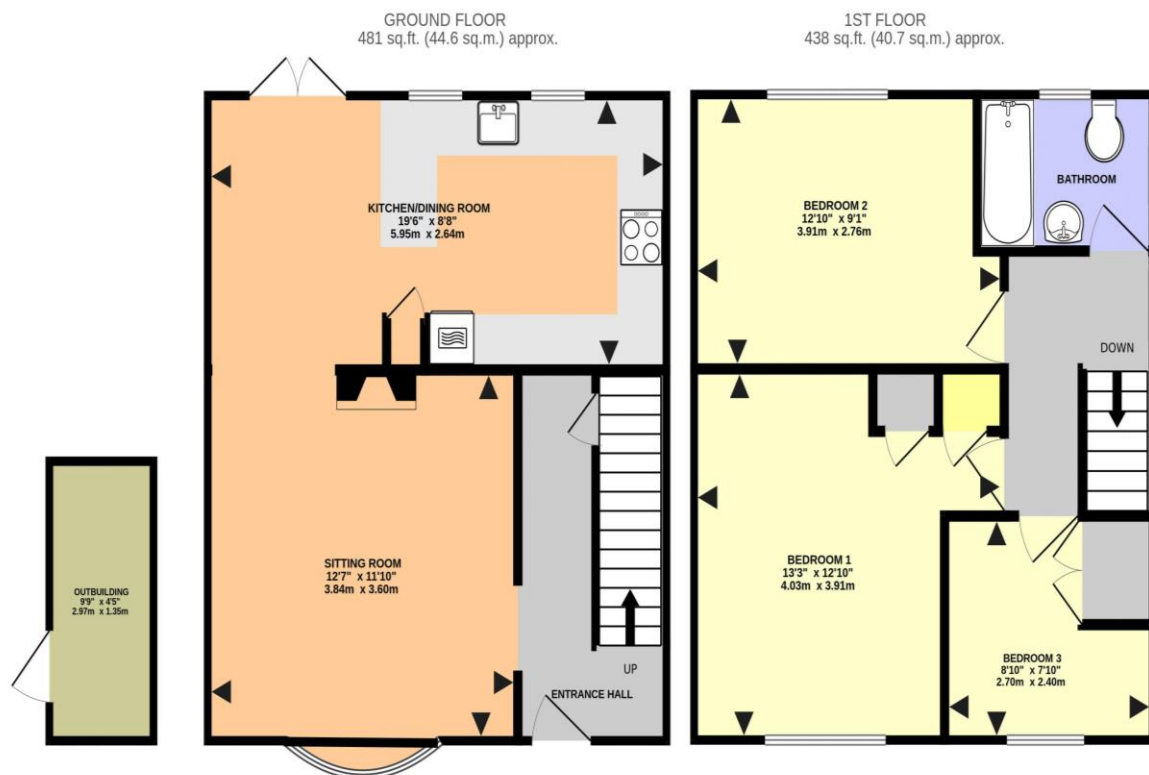
Driveway providing off road parking.

## REAR GARDEN

Decking area, tiered garden with lawn area, brick built shed, gated side access.

## COUNCIL TAX BAND: C

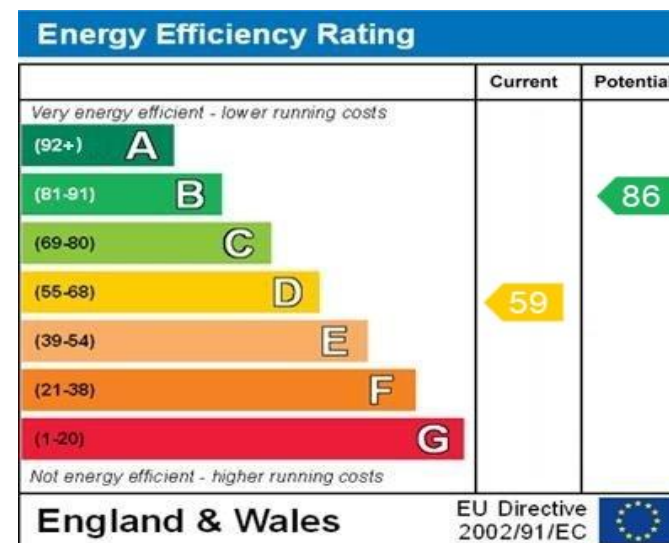
## EPC RATING: D



CATTSDILL, HEMEL HEMPSTEAD HP2 5SW (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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