







**Offers Over  
£390,000**

Michael Anthony Estate Agents are pleased to market this well-presented three-bedroom terraced home situated in a popular and convenient location in Hemel Hempstead, close to popular schools and local amenities. Downstairs the property briefly comprises of a welcoming entrance hall, living room, a modern kitchen, and dining room. Upstairs, there are three good-sized bedrooms, and a family bathroom. Outside, the property benefits from a private rear garden and off-street parking to the front.

# Property Description

## Entrance Hall

Doors to living room and kitchen, stairs rising to first floor, radiator.

## Living Room

Double glazed bay window to front, radiator.

## Kitchen

Double glazed window to rear, range or floor and wall mounted units, gas hob with extractor fan over, built in oven, integrated dishwasher, space for washing machine, space for fridge freezer.

## Dining Room

Double glazed window to rear, radiator, door to garden.

## Bedroom 1

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

## Bedroom 2

Double glazed window to rear, radiator.

## Bedroom 3

Double glazed window to front, radiator.

## Bathroom

Frosted double glazed window to rear, heated towel rail, WC, hand wash basin in vanity unit, panel bath with shower over.

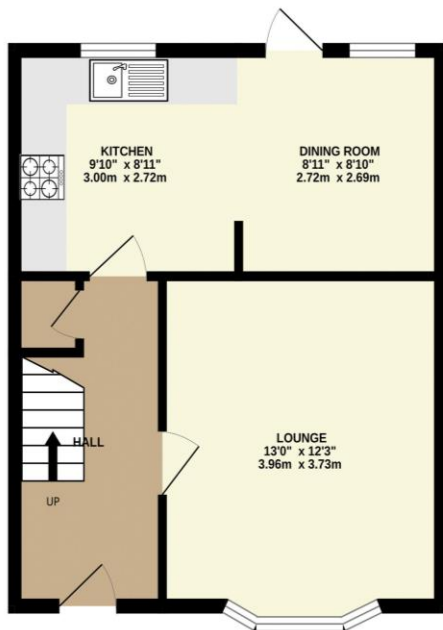
## Rear Garden

Mainly laid to lawn with patio area.

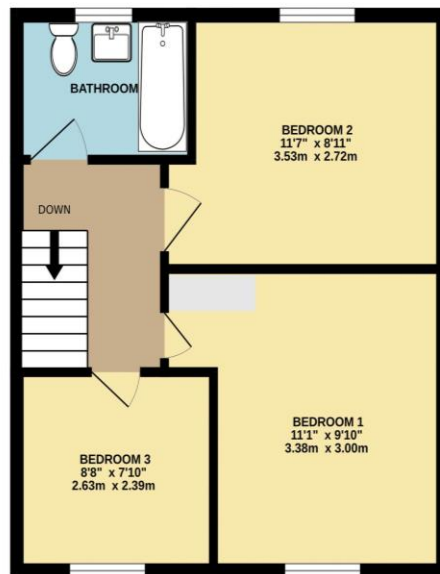
COUNCIL TAX BAND: C

EPC RATING: C

GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.

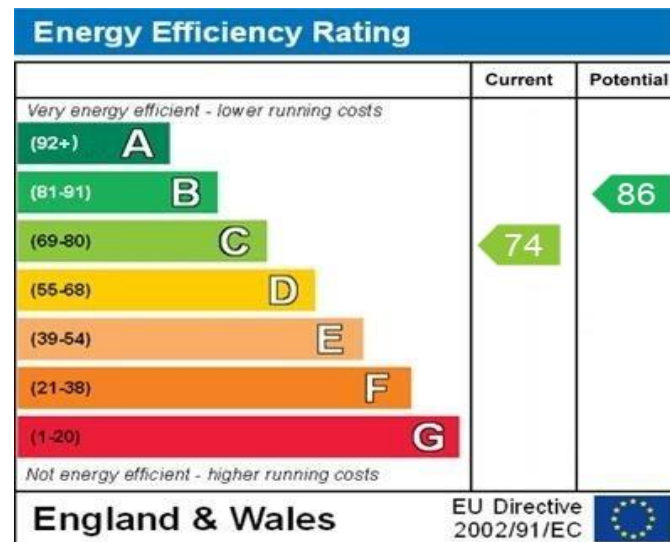


1ST FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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