





**£525,000**

A well-presented three-bedroom semi-detached home with a garage, and driveway, ideally located in a popular residential area of Hemel Hempstead. This spacious property offers excellent accommodation and is close to local schools, shops, and transport links. The ground floor features a welcoming entrance hall, a bright living/dining room, with doors opening onto the rear garden, a kitchen which offers ample storage and workspace, and a downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms, a useful study, and a family

# Property Description

## Entrance

Doors to cloakroom and hall, radiator, double glazed window to front and side aspect.

## Entrance Hall

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

## Cloakroom

WC, radiator, hand wash basin, part tiled walls, double glazed window to side.

## Lounge/Diner

Double glazed window to front, sliding double glazed door to rear.

## Kitchen

Range of floor and wall mounted units, wall mounted combination boiler, built in oven, gas hob with extractor fan over, stainless steel sink with drainer, space for washing machine, integrated fridge freezer, built in storage cupboards, double glazed window to rear, door to rear garden.

## Bedroom One

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

## Bedroom Two

Double glazed window to rear, radiator.

## Bedroom Three

Double glazed window to rear, radiator.

## Study

## Bathroom

Shower cubicle, frosted double glazed window to rear, panel bath, WC, heated towel rail, pedestal hand wash basin.

## Rear Garden

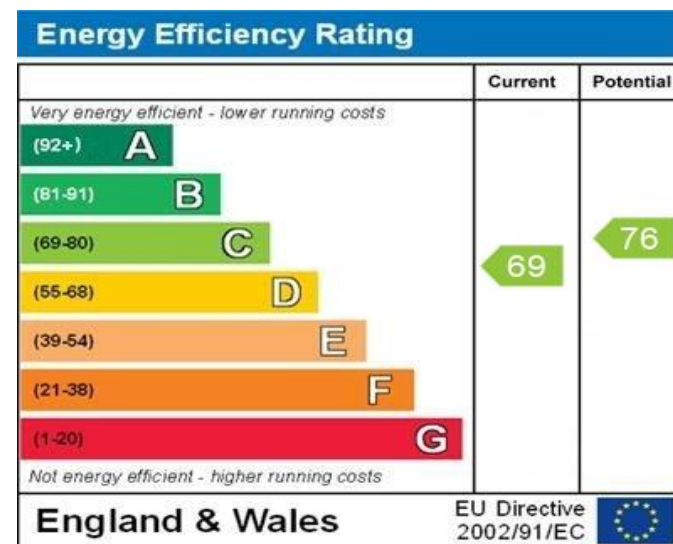
Mainly laid to lawn with mature shrub beds, timber storage shed, brick built outbuilding, side access gate.

## Front garden

Driveway providing off street parking.

**COUNCIL TAX BAND: D**

**EPC RATING: C**



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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