





**£475,000**

Located in the popular area of HP1 this three-bedroom semi-detached home, offers good-sized accommodation throughout, driveway parking, and no onward chain, making it an ideal purchase for families or first-time buyers, this property briefly comprises a separate lounge and dining room, kitchen, three well proportioned bedrooms, family bathroom, enclosed rear garden and side access. Along with being close to popular schools and amenities.

# Property Description

## ENTRANCE PORCH

Sliding double glazed door. Front door to:

## ENTRANCE HALL

Doors to lounge and dining room, stairs rising to first floor, storage cupboard, radiator.

## LOUNGE

Double glazed window to front aspect. Radiator.

## DINING ROOM

Double glazed window to rear aspect. Radiator.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, boiler, composite sink with mixer tap and drainer, gas hob, electric oven, extractor fan, space for fridge freezer and washing machine.

## LANDING

Doors to bedrooms and bathroom, loft hatch.

## BEDROOM ONE

Two double glazed windows to front aspect. Radiator, built-in storage cupboard housing hot water tank, built-in wardrobe.

## BEDROOM TWO

Two double glazed windows to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Low level WC, walk-in shower, sink with mixer tap and storage, heated towel rail.

## FRONT GARDEN

Driveway and lawn area.

## REAR GARDEN

Laid to lawn with patio areas, outside tap, brick-built storage sheds, gates to side access.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) approx.  
 No accuracy to this image, text or measurements is guaranteed  
 Made with Metropix ©2025

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