





**Offers in Excess of  
£400,000**

Set in a quiet location on the edge of this popular development, this well-presented three-bedroom end of terrace house offers comfortable and practical living space, ideal for a range of buyers. The ground floor comprises a spacious lounge, modern kitchen/dining room, cloakroom, and a conservatory providing additional living space with access to the private rear garden. The first floor offers three bedrooms and a family bathroom. Further benefits include one allocated parking space. An ideal home for buyers looking for a practical layout with modern living space.



# Property Description

## Entrance Hall

Doors to cloakroom, living room and kitchen, radiator, storage cupboard with plumbing and space for washing machine, stairs rising to first floor.

## Cloakroom

WC, hand wash basin, frosted double glazed window to front.

## Kitchen/Diner

Double glazed window to front, range of floor and wall mounted units, sink with drainer, space for oven, extractor fan, built in fridge, built in freezer, wall mounted gas boiler, radiator.

## Lounge

Radiator, double glazed window to rear, door to conservatory.

## Conservatory

Double glazed windows to front and side aspect, double glazed door to rear garden.

## Landing

Doors to all bedrooms and bathroom, storage cupboard with access to the loft.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

Double glazed window to rear, radiator.

## Bathroom

Frosted double glazed window to front, WC, hand wash basin in vanity unit, heated towel rail, shower cubicle, spotlights.

## Rear Garden

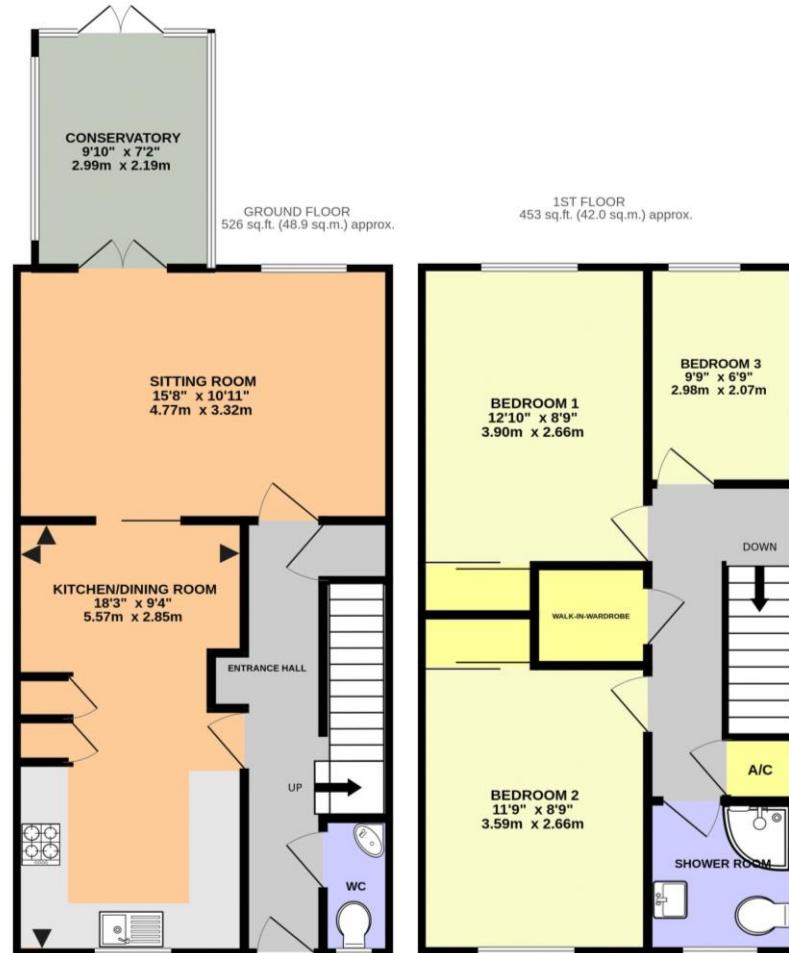
Mainly laid to lawn with patio area, rear access gate, timber storage shed.

## Front garden

Mature shrub beds with steps leading to front door.

## Parking

Allocated parking space.

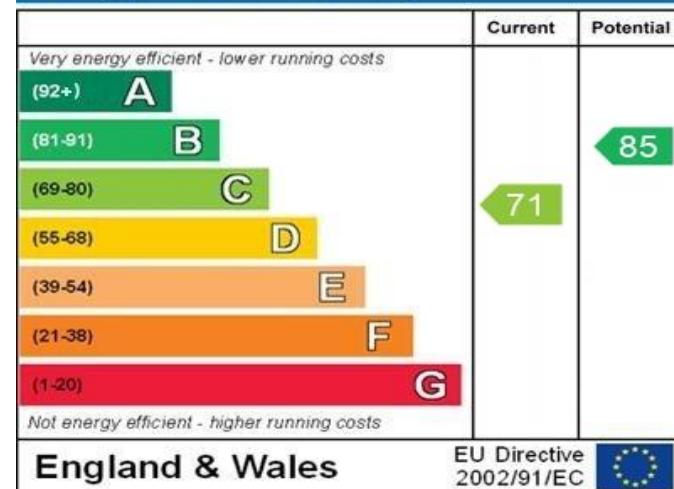


LAIDON SQUARE, HEMEL HEMPSTEAD HP2 6PE (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 979 sq.ft. (91.0 sq.m.) approx.

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### Energy Efficiency Rating



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