





**£535,000**

We are delighted to offer for sale this superbly presented four bedroom detached home, situated in this highly sought after location and offered with no upper chain. Comprising a lovely lounge dining room with doors leading to the rear gardens, downstairs cloakroom, fitted kitchen, four bedrooms and a family bathroom, with a garage to the rear of the property and driveway parking. All located within walking distance of sought after local schools and amenities.

# Property Description

## Entrance Hall

Double glazed UPVC front door opens to the entrance hall. Stairs to the first floor, under stairs storage cupboard, radiator.

## Lounge/Diner

An L shaped room set in two defined areas, feature fire place and surround, radiators, wall light points, double glazed window and double glazed doors to the rear garden, further double glazed window to the side.

## Kitchen

Glazed door to a fitted kitchen boasting a wide range of base and eye level storage units, ample work surface areas with an inset single drainer sink unit with mixer tap, set below a double glazed window to the front, plumbing and space for washing machine and dish washer, built in electric hob with extractor over and built in double oven, tiled surrounds, radiator, wall mounted gas boiler serving central heating and hot water.

## First Floor Landing

Stairs rise and turn to the first floor, double glazed window to the side, access to the loft.

## Bedroom One

Double glazed window to the rear, built in wardrobes, radiator.

## Bedroom Two

Double glazed window to the side, radiator, built in wardrobe.

## Bedroom Three

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

## Bedroom Four

Double glazed window to the front, radiator.

## Family Bathroom

A three piece suite comprising a low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap and shower over, tiled surrounds, double glazed window to the side, radiator.

## Outside

### Garage

Situated to the rear of the property with power and lighting, courtesy door to the garden, eaves storage space, driveway approach providing additional parking..

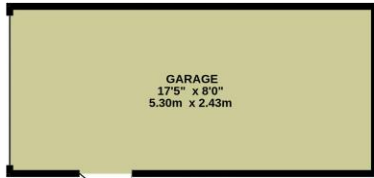
### Front Garden

An open plan front and side garden laid to lawn with established flower beds, path to front door with outside light.

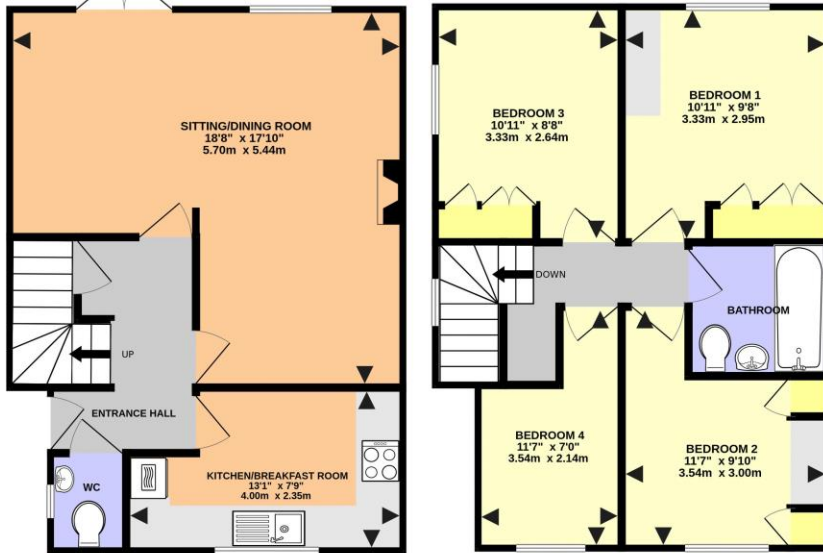
### Rear Garden

A fully enclosed rear garden with a paved patio area to the immediate rear, laid to lawn with established well stocked surrounding borders, gated side access, door to the garage.

GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.

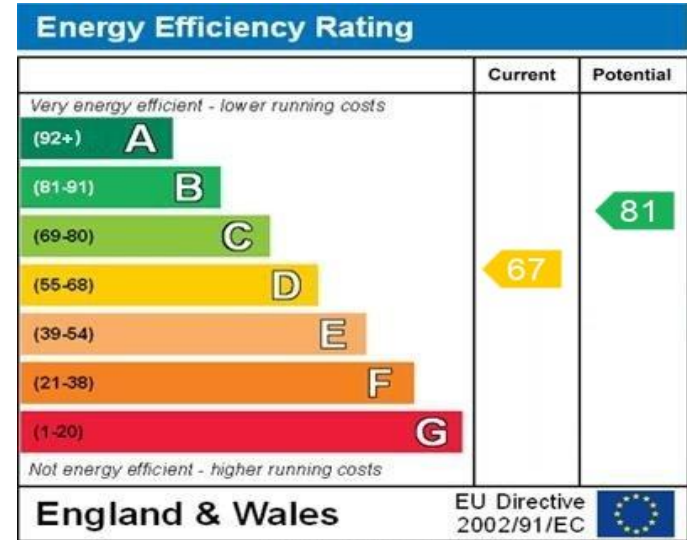


1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



BERRYMEAD, HEMEL HEMPSTEAD HP2 5LF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1058 sq.ft. (98.3 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

33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk