

£450,000

Set in a quiet location within walking distance to local schools, this wonderfully presented property has been tastefully extended to create a beautiful and functional kitchen/dining room complete with Velux windows and built in seating area. In addition, the property has a utility, three bedrooms all with built in storage and a beautiful modern bathroom and low maintenance front & rear gardens.

Property Description

ENTRANCE PORCH

Front door to:

ENTRANCE HALL

Stairs rising to first floor, storage cupboard, radiator. Door to:

LOUNGE

Double glazed window to front aspect fitted with shutters, wood burner set in fireplace, radiator. Sliding door to:

KITCHEN/DINING ROOM

Double glazed doors to rear, Velux windows in ceiling. Range of floor standing and wall mounted units with roll-edged worktops over, one and a half bowl sink with drainer, space for fridge freezer & range cooker, extractor fan. Integrated dish washer. built in bench seating in dining space, two radiators, door to:

UTILITY

Stainless steel sink, space and plumbing for washing machine.

LANDING

Doors to bedrooms two & three and bathroom, door to stairs leading to second floor.

TWO BEDROOM

Two double glazed windows to front aspect, range of built in wardrobes, radiator. Built in storage cupboard, radiator.

BEDROOM THREE

Double glazed window to rear, radiator, range of built in wardrobes.

BATHROOM

Two frosted double glazed windows to rear, low level WC, pedestal hand wash basin, panel bath with shower over and shower screen. Tiled walls and floor.

SECOND FLOOR

BEDROOM ONE

Double glazed window to rear, radiator, eaves storage, build in dresser. Walk in wardrobe which has plumbing to create an ensuite.

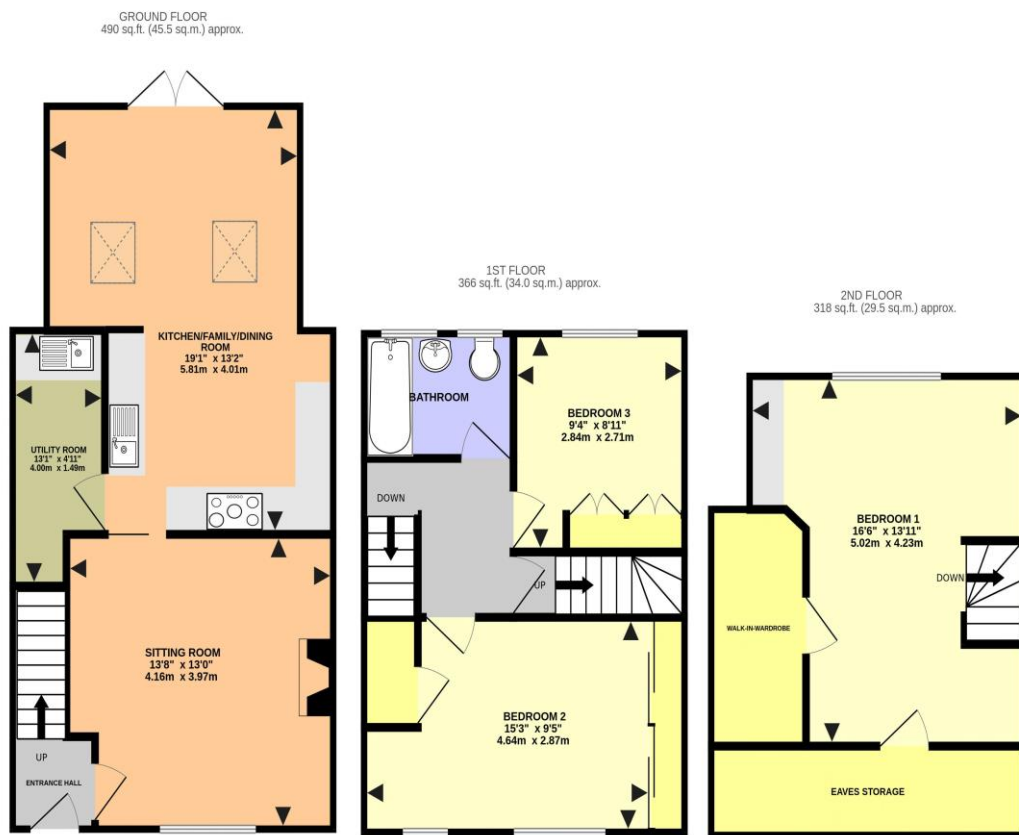
OUTSIDE

FRONT GARDEN

Low maintenance front garden with pathway to front door.

REAR GARDEN

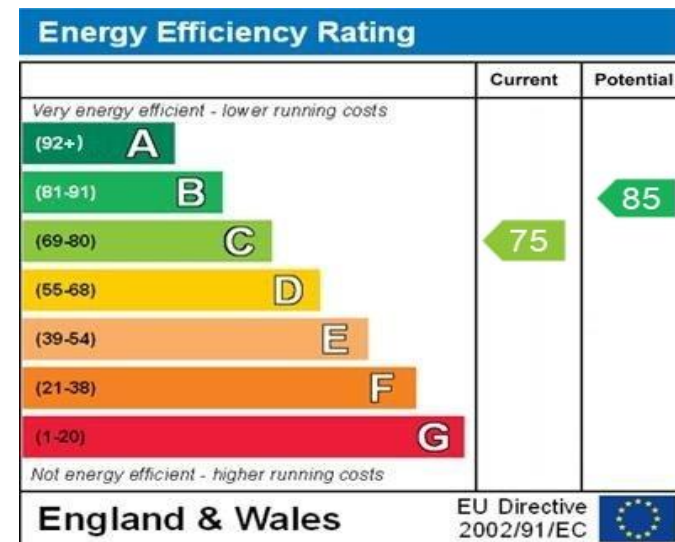
Low maintenance, landscaped rear garden with patio area and artificial lawn, gated rear access.



PULLEYS LANE, HEMEL HEMPSTEAD HP1 2PL (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

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