



REGENT  
ESTATES

# MIDDLE HILL, HEMEL HEMPSTEAD

£425,000 Freehold

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## ACCOMMODATION

NO ONWARD CHAIN. Superbly presented 3 Bedroom modern family home located in this sought after residential situation and conveniently located for local shops, schools and Hemel Hempstead station. The property offers an excellent range of features including a modern kitchen, utility room, well kept gardens and sold with No upper chain.

Composite Front Door To : -Entrance Hallway - Stairs leading to the first floor, wall mounted radiator, coved ceiling, door to : Lounge / Diner - A large double aspect room with double glazed windows to front and rear, two wall mounted radiators, TV point, coved ceiling, inset spot lights, door to :

Kitchen - Comprising an excellent range of wall and floor mounted units with fitted work surfaces and an inset stainless steel sink with drainer, built in eye level double oven with gas hob and extractor hood over, integral dishwasher, fridge and freezer, double glazed window and door to rear leading on to the garden, tiled splash backs with a ceramic tiled floor. Door to :

Utility Room - A range of wall and floor mounted units with fitted work surfaces with an inset stainless steel sink with drainer and mixer tap, plumbing and space for a washing machine and tumble dryer, space for an additional fridge, ceramic tiled floor, tiled splash backs, large under stairs cupboard, double glazed window to front.

First Floor Landing - Doors to the bedrooms and shower room, fitted carpet, entrance to the loft.

Master Bedroom - Well decorated with a double glazed window to front, walk in cupboard, TV point, radiator, inset ceiling spot lights.

Bedroom Two - Well decorated with a double glazed window to rear, radiator, coved ceiling, fitted carpet.

Bedroom Three - Double glazed window to front, radiator, fitted carpet.

Bathroom - A modern shower room comprising a walk in shower cubicle with a rainfall style showerhead and additional mixer, WC, wash hand basin with vanity units, heated towel rail and under floor heating.

## OUTSIDE

Front Garden - Hard standing to front with access to the front door.

Rear Garden - A real feature of the property with a large composite decked area, leading to a mainly laid to lawn area with a hardstanding area to the rear, fence enclosed.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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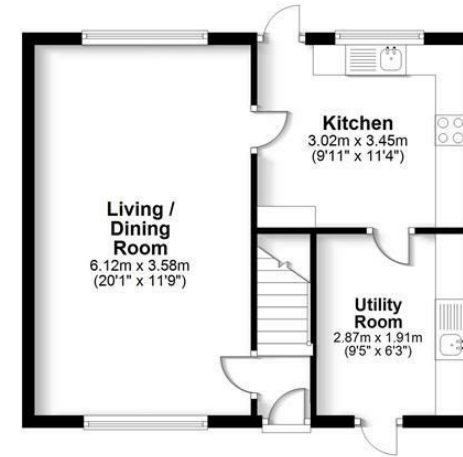






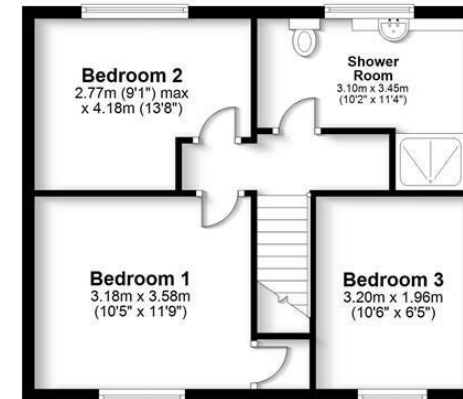
### Ground Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



Total area: approx. 86.9 sq. metres (935.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
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