



# GAME ESTATES

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18 TRESILIAN SQUARE,  
HEMEL HEMPSTEAD,  
HERTFORDSHIRE, HP2 6EU

£375,000



- **Three Bedroom Family Home**
- **Garage**
- **Recently modernised**
- **Great location in the heart of the commuter belt**
- **New Radiators throughout**
- **South facing Garden**
- **Close to Two mainline train stations to London**
- **Sleek modern Kitchen**
- **Large Lounge Diner**

Are you looking for a spacious and modern home in a convenient location? Don't miss this opportunity to own this stunning three-bedroom end of terrace house in Tresilian Square, Hemel Hempstead. This property has been recently renovated to a high standard and offers a contemporary living space with plenty of natural light. The ground floor features a welcoming entrance hall, a downstairs cloakroom, an open plan living and dining area, and a sleek kitchen with integrated appliances. The first floor comprises three generous bedrooms, a family bathroom with a shower over the bath. The property also benefits from a private rear garden with a patio area and a brick-built garage with power and lighting. There is also off-road parking available at the rear of the property. New soffits, gutters and cladding to the front and rear of the property. This family home is ready to move into, but still with scope to make your own.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.  
Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

### **Hallway 4.5m x .9**

You enter the hallway via the front door, you are greeted with new Laminate flooring, an Architectural radiator, door to downstairs WC, recently decorated in neutral colours.

### **Lounge Diner 7.6m x 3.5m**

The spacious lounge diner, which goes from the front to the rear property. Benefits from dual aspects, window to the front of the property and patio doors leading to the patio, which bathes the whole room with natural light. Recently renovated with smooth ceilings and neutral colours, new carpets and architectural radiators. Perfect for any growing family and entertaining.

### **Kitchen 3.73 x 2.7**

The contemporary modern kitchen is just beautiful and finished to a high standard, with High gloss base and wall units complemented with oak-effect worktops. One worktop, being 900mm deep, gives ample space for cooking and preparing all your family meals. AEG induction hob and AEG extractor fan, with stainless steel splashback. AEG High level oven.

Modern Stainless steel insert sink with Chrome mix taps. window. Two rear aspects, back door to conservatory leading towards the office.

### **Office 2.5 x 1.6**

The office is at the rear of the property with power and Wi-Fi, window facing the patio. Modern energy efficient lighting and heating. Space for desks and filing cabinets for all your home office needs.

### **Master Bedroom 3.75 x 3.4**

Master bedroom is at the rear of the property with a rear-facing aspect window. Recently decorated to high standard new carpets, new radiators.

### **Bedroom Two 3.8 x 2.9**

Double Bedroom, sits at the front of the property with almost a full width window to the front aspect, allowing natural light to flood the room. Front Bedroom overlooking the green area at the front of the property. Recently, redecorated smooth ceiling, new carpets, new radiator.

### **Bedroom Three 2.9 x 2.4**

Bedroom Three sits to the front of the property with a front aspect window. Looking over the green area at the front. Recently Decorated New carpet. New radiator.

### **Landing**

Upstairs landing recently decorated, brand-new carpets loft hatch airing cupboard

### **Bathroom 1.675 x 1.9**

The family bathroom is fully tiled with vinyl flooring, bath with rainfall shower overhead, wash basin, close coupled toilet. Obscured glazing to the rear of the property.

### **Rear Garden**

The low maintenance south facing rear garden is laid to patio. New fencing. As you enter the garden from the conservatory makes it a perfect entertaining place for the family or just chilling with a glass of wine at the end of a long day.

The rear property consists of a single garage with an up and over door, with a Workshop alongside big enough to take another car. The workshop would make a perfect play area for children or under cover entertaining space.

### **Front Garden**

The front garden has just been recently landscaped, with new lawn and pathway and a substantial fencing along all sides.

All measurements are taken manually and whilst every care is taken with their accuracy, they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

