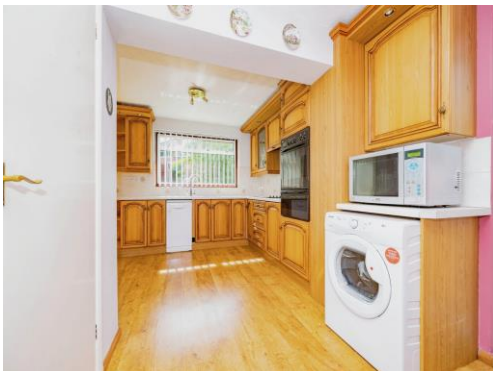




Not for marketing purposes INTERNAL USE ONLY

Langley Avenue
Hemel Hempstead



Property Description

*** CHAIN FREE *** An extended three bedroom semi detached family home with further potential to extend STPP and located in the sought after Langley Avenue. Benefits include driveway parking, garage, mature rear garden, kitchen/diner, two reception rooms, downstairs cloakroom, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

Entrance Porch

Patio doors to front.

Entrance Hall

Double glazed door to front and radiator.

Cloakroom

Fitted with low level WC, wash hand basin, central heating boiler and part tiling.

Lounge

11' 4" x 11' (3.45m x 3.35m)

Double glazed window, TV point and radiator.

Reception Room

9' 9" x 8' 9" (2.97m x 2.67m)

Kitchen/ Diner

19' 9" x 14' 9" plus recess (6.02m x 4.50m plus recess)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and hob with cookerhood, plumbing for washing machine, radiator, double glazed window, double glazed door to side and double glazed patio doors to rear.

Landing

Stairs from ground floor, access to loft, airing cupboard and double glazed window.

Bedroom 1

11' 6" x 9' 5" max plus fitted wardrobes (3.51m x 2.87m max plus fitted wardrobes)

Double glazed window, fitted wardrobes and radiator.

Bedroom 2

10' 8" x 9' 5" (3.25m x 2.87m)

Double glazed window and radiator.

Bedroom 3

9' 2" x 6' 8" (2.79m x 2.03m)

Double glazed window and radiator.

Bathroom

Fitted with shower cubicle, wash hand basin with vanity unit, heated towel rail and double glazed window.

Separate Wc

Fitted with low level WC and double glazed window.

Rear Garden

Mature garden laid to lawn with shrub borders.

Garage

14' 6" x 7' 9" (4.42m x 2.36m)

Electric up and over doors with power and light.

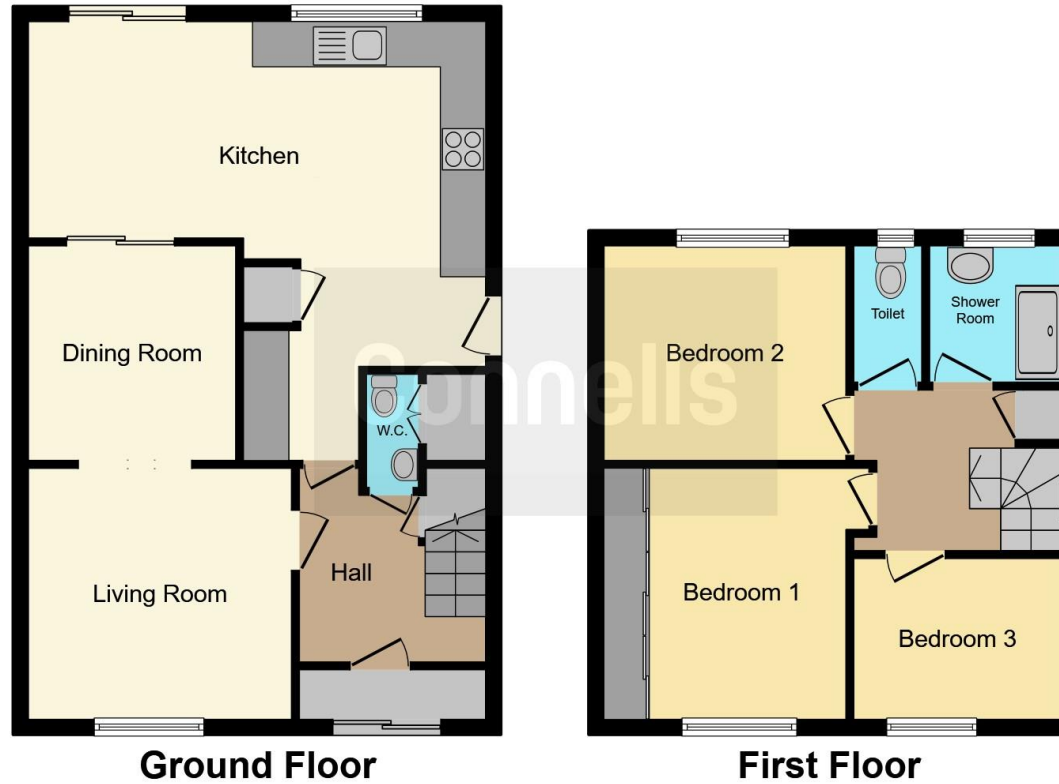
Notice

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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