



Curtis Road, Hemel Hempstead, HP3 8LE

Offers Over £625,000

Situated in this sought after cul de sac in Leverstock Green is this spacious and well presented semi detached home. Boasting four bedrooms, 19'2 living room, dining room, kitchen/diner, utility room, downstairs cloakroom, double glazing, gas central heating, off road parking and large rear garden. Located close to the village centre and the M1 and M25 road links.

Hallway

Door to front

Living Room 19'2 x 15'0 (5.84m x 4.57m)

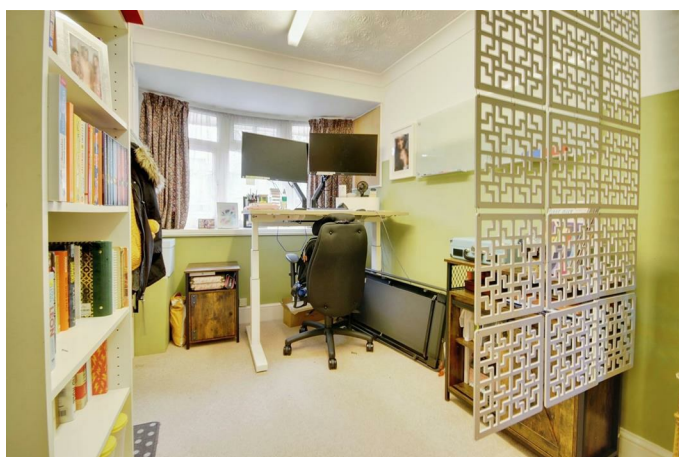
Double glazed window, radiator, coving, feature fireplace and TV point.

Dining Room 7'2 x 7'1 (2.18m x 2.16m)



Double glazed french doors to garden and radiator.

Reception Three 11'7 x 7'1 (3.53m x 2.16m)



Double glazed window and radiator

Kitchen 15'9 x 7'11 (4.80m x 2.41m)



Fitted kitchen with wall and base units with work surfaces to compliment, sink with drainer, electric oven and hob with cooker hood over, integrated dishwasher, double glazed window, double glazed doors to garden, radiator and tiled splashbacks and flooring.

Utility Room 7'5 x 4'4 (2.26m x 1.32m)



Stainless steel sink and drainer, plumbing for washing machine, wall mounted boiler and door to downstairs cloakroom.

Cloakroom

Low level wc.

Landing

Bedroom One 11'5 x 10'0 (3.48m x 3.05m)



Double glazed window, radiator and storage cupboard.

Bedroom Two 9'3 x 8'10 (2.82m x 2.69m)



Double glazed window and radiator.

Bedroom Three 10'5 x 7'1 (3.18m x 2.16m)



Double glazed window and radiator.

Bedroom Four 8'10 x 7'5 (2.69m x 2.26m)



Double glazed window and radiator.

Bathroom



Double glazed window, bath with mixer taps, low level wc, wash hand basin.

Front

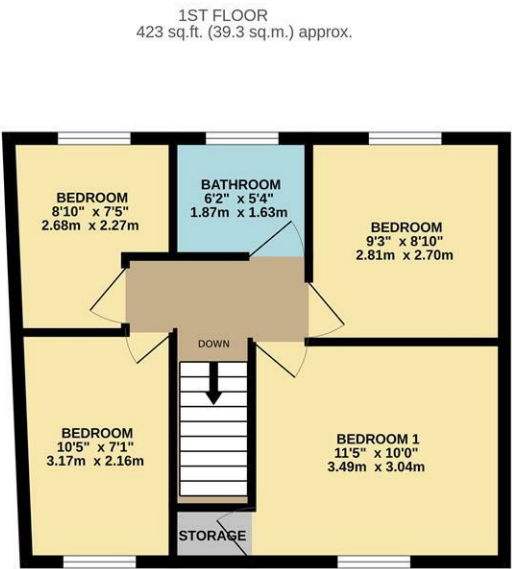
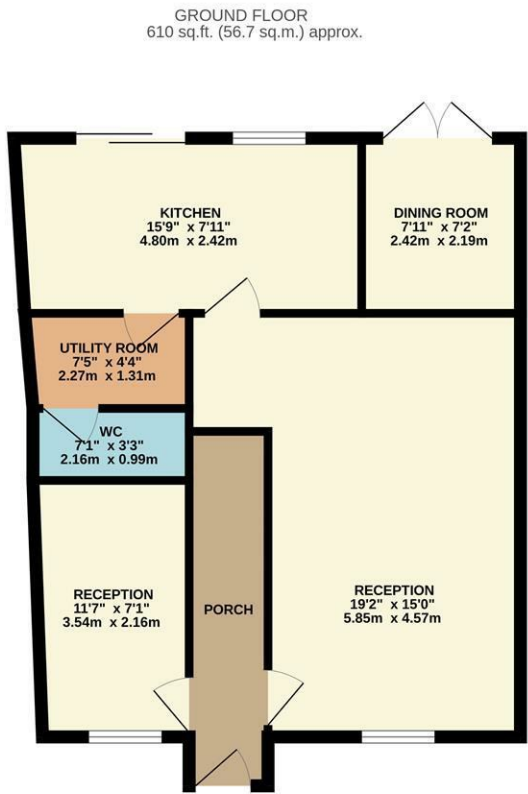
Paved for off road parking.

Rear Garden



Laid to lawn with flower and shrub borders.

Floor Plan

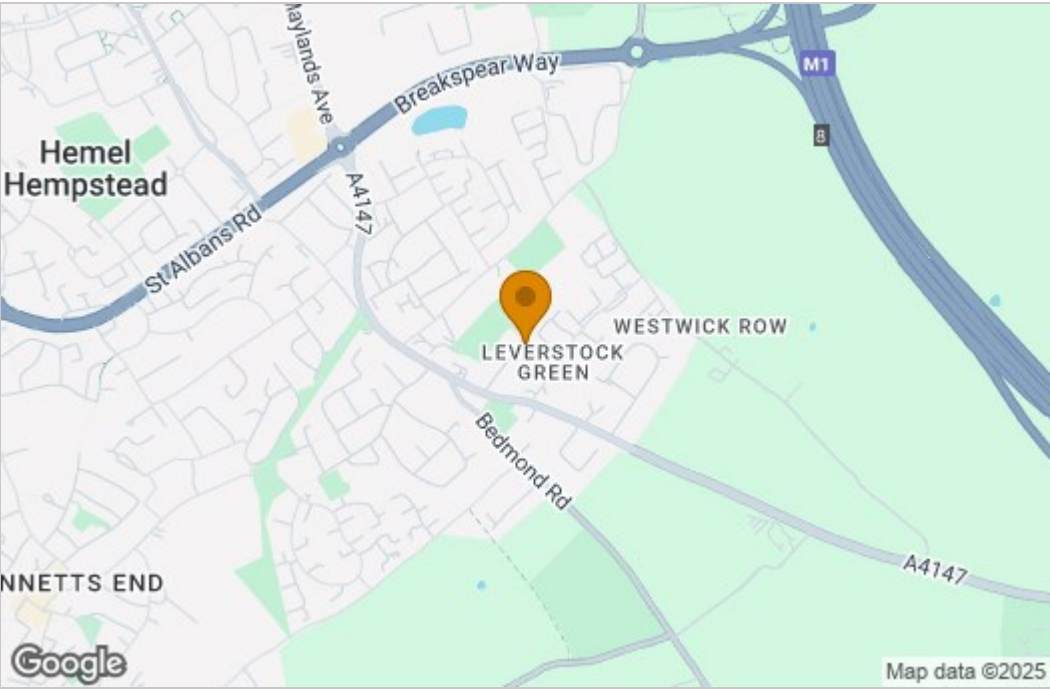


TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

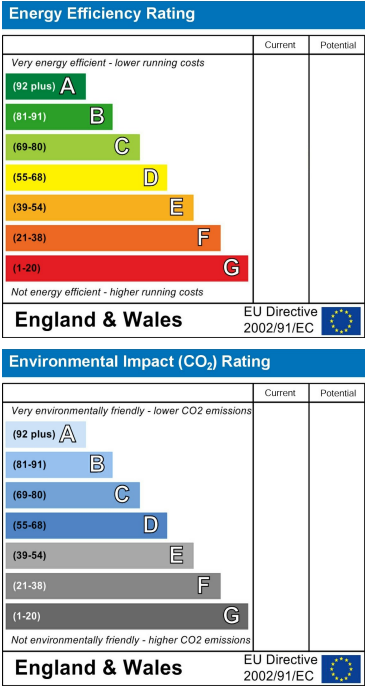
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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