



Thames Avenue, Hemel Hempstead, HP2 6EE
Offers In Excess Of £350,000

Offered with no upper chain is this terraced house located in Grovehill and within easy reach of the local shops and transport. Boasting three bedroom, 25'1 lounge/dining room, downstairs cloakroom, study, double glazing, gas central heating and garden office.

Entrance Hallway

Double glazed door, dado rail, covong, radiator, laminate flooring and stairs to first floor.

Downstairs Cloakroom



Double glazed window, low level wc, wash hand basin with tiled splashbacks, dado rail, coving, tiled floor and radiator.

Living Room 25'1 x 11'6 (7.65m x 3.51m)



Double glazed window and double glazed patio door. two radiators, dado rail, coving and TV point.

Kitchen 9'6 x 9'1 (2.90m x 2.77m)



Fitted kitchen with wall and base units and work surfaces to compliment, double glazed window, 1 1/2 bowl stainless steel sink with drainer, electric cooker point and double glazed door.

Utility 5'2 x 4'11 (1.57m x 1.50m)

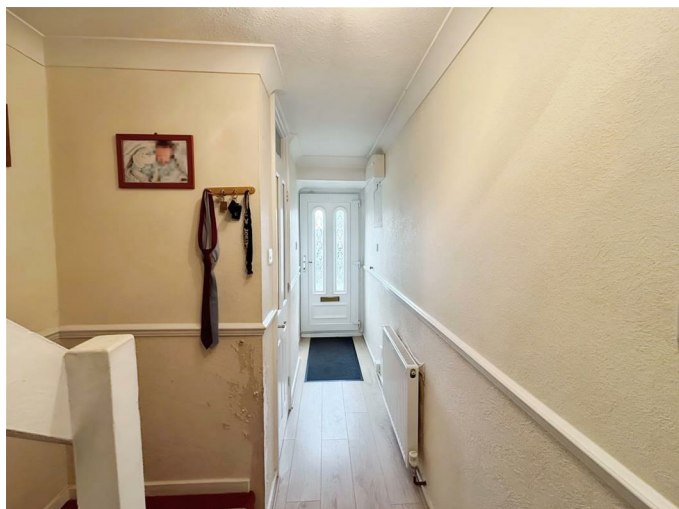
Double glazed door to garden and plumbing for washing machine.

Study 7'1 x 5'0 (2.16m x 1.52m)



Double glazed window, laminate flooring and radiator.

Landing



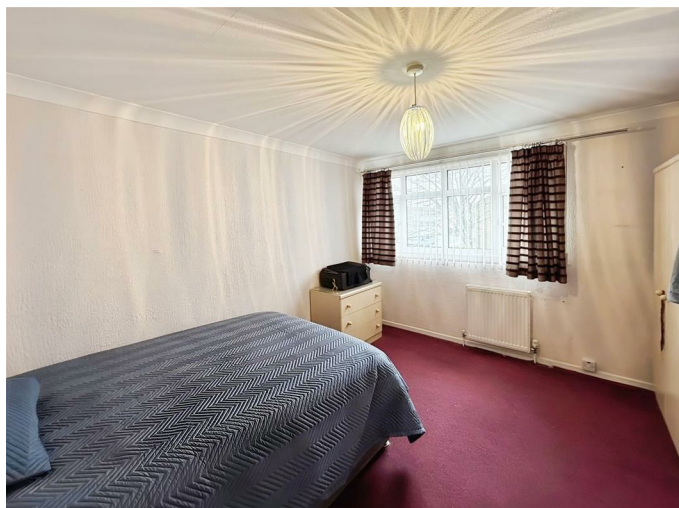
Airing cupboard, dado rail and coving.

Bedroom One 12'5 x 11'1 (3.78m x 3.38m)



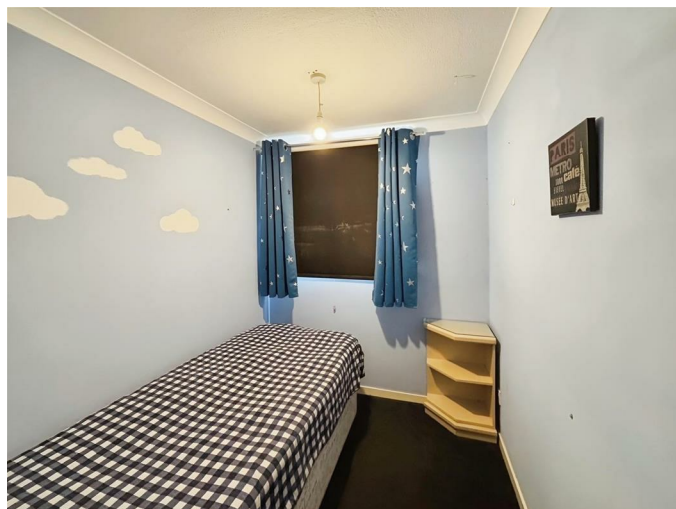
Double glazed window, dado rail, radiator and fitted wardrobes.

Bedroom Two 12'2 max x 11'0 max (3.71m max x 3.35m max)



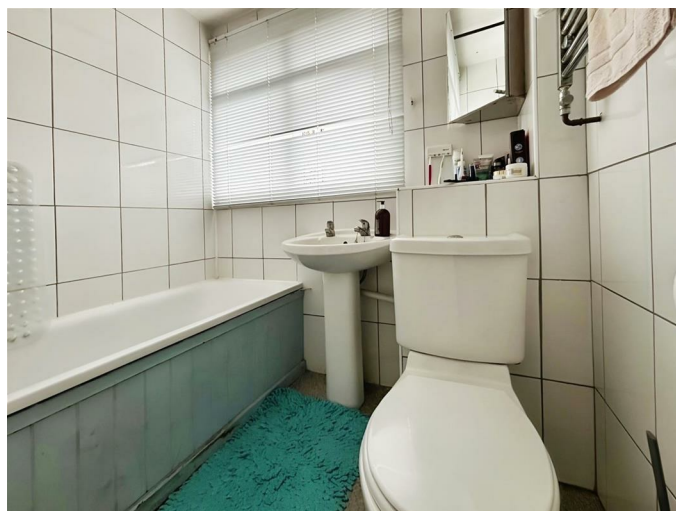
Double glazed window, coving and radiator.

Bedroom Three 9'6 x 6'4 (2.90m x 1.93m)



Double glazed window, coving, radiator and built in cupboard.

Bathroom



Frosted double glazed window, panelled bath with shower over, pedestal wash hand basin, low level wc, tiling and heated towel rail.

Rear Garden



Artificial lawned area, side access, patio area and out building.

Garden Office 18'10 x 6'0 (5.74m x 1.83m)



Three double glazed windows, light and power.

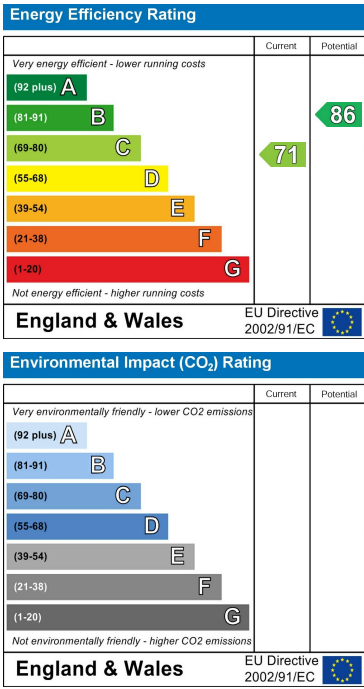
Floor Plan



Area Map



Energy Efficiency Graph



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