



Polehanger Lane, Hemel Hempstead, HP1 3PT
£550,000

Located in HP1 is this spacious and well presented semi detached family home. Boasting three good sized bedrooms, 16'2 living room, 14'4 fitted kitchen, dining room, playroom, office, utility room, gas central heating, double glazing and off road parking. Situated close to Piccotts End and within easy reach of Hemel Hempstead town centre, Gadebridge Park, Hemel Hempstead train station and the M1, M25 and A41 road links.

Entrance Hall



Front door, double glazed window, radiator, dado rail, coving and understairs cupboard.

Living Room 16'2 x 14'3 (4.93m x 4.34m)



Double glazed bay window, radiator, wood flooring, coving and TV point.

Kitchen 14'4 x 8'7 (4.37m x 2.62m)



Fitted kitchen with wall and base units and work surfaces to compliment, 1 1/2 bowl sink with drainer, cooker point with cooker hood over, coving, radiator, tiled flooring, plumbing for dishwasher and two double glazed windows.

Dining Room 8'2 x 7'11 (2.49m x 2.41m)



Double glazed french doors to garden, radiator, tiled floor and coving.

Playroom 10'11 x 9'9 plus door recess (3.33m x 2.97m plus door recess)



Double glazed french doors to garden, double glazed window, wood flooring and coving.

Utility Room 7'11 x 6'5 (2.41m x 1.96m)



Wall unit, plumbing for washing machine, tiled floor, coving and radiator.

Office 8'2 x 8'0 (2.49m x 2.44m)

Radiator, coving and structured cabled internet.

Downstairs Cloakroom



Low level wc with hidden cistern, wash hand basin with vanity unit, part tiling, tiled floor and heated towel rail.

Landing

Loft access

Bedroom One 12'1 to robes x 11'10 (3.68m to robes x 3.61m)



Two double glazed windows, two radiators, wood flooring, coving and built in wardrobes.

Bedroom Two 13'11 x 8'5 (4.24m x 2.57m)



Two double glazed windows, radiator, coving and wood flooring.

Bedroom Three 10'5 x 8'10 (3.18m x 2.69m)



Double glazed window, radiator and coving.

Bathroom



Double glazed window, panelled bath with

mixer taps and shower over, low level wc with hidden cistern, wash hand basin with vanity unit, tiled walls, tiled floor and heated towel rail.

Front Garden

Off road parking.

Rear Garden



Patio area, laid to lawn with flower and shrub borders, shed and rear access.

Floor Plan



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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