



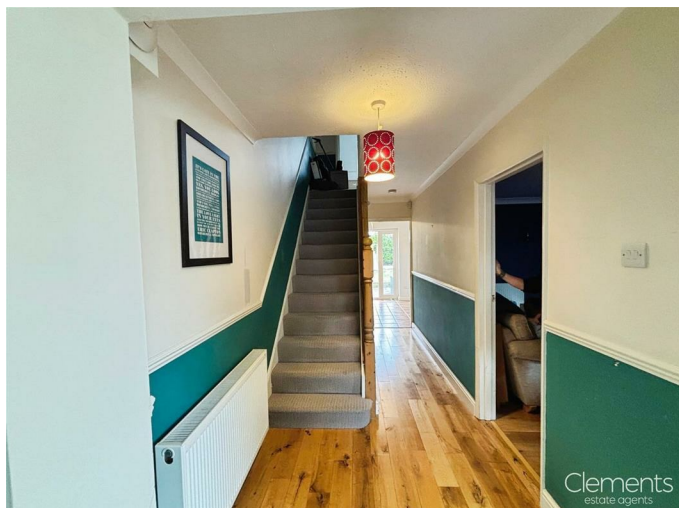
## Polehanger Lane, Hemel Hempstead, HP1 3PT

### **£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**

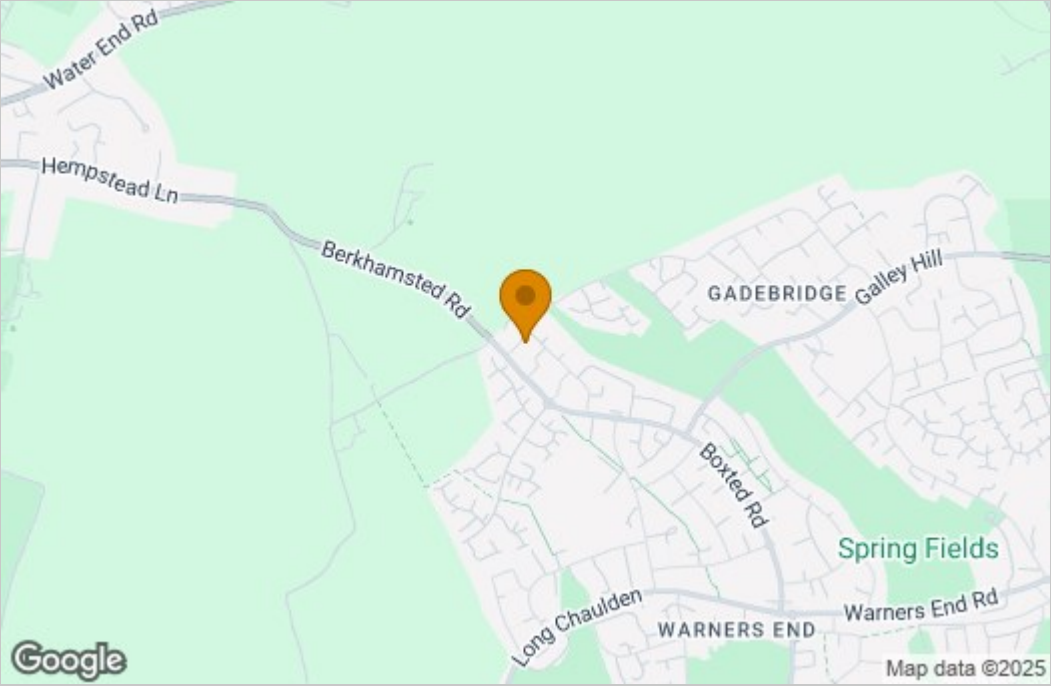


Patio area, laid to lawn with flower and shrub borders, shed and rear access.

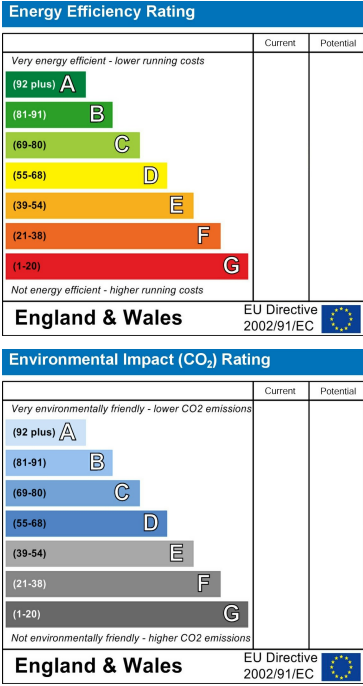
Floor Plan



Area Map



Energy Efficiency Graph



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