



Wroxham Avenue, Hemel Hempstead, HP3 9HF

£525,000

Offered in excellent decorative order is this spacious semi detached family home. Boasting three double bedrooms, dressing room and ensuite to bedroom one, 18'11 living room, modern fitted kitchen, utility room, study, gas central heating, double glazing and off road parking.

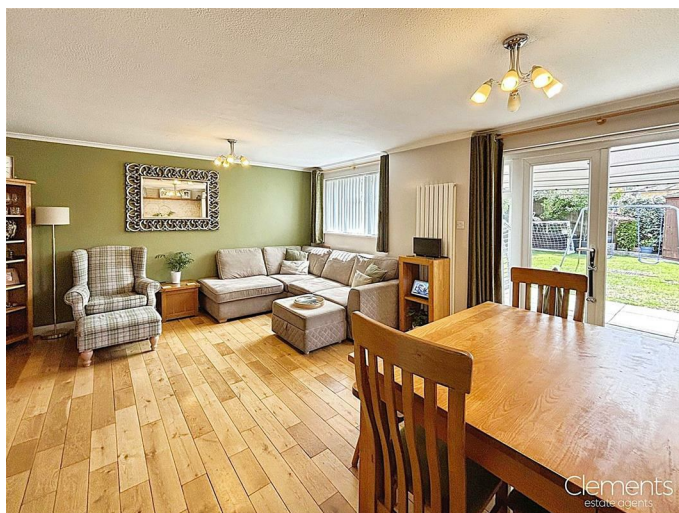
Situated in highly sought after Cornerhall within easy reach of Hemel Hempstead train station and town centre with all of it shopping, restaurants and travel facilities including the M1, M25 and A41 road links.

Entrance Hallway



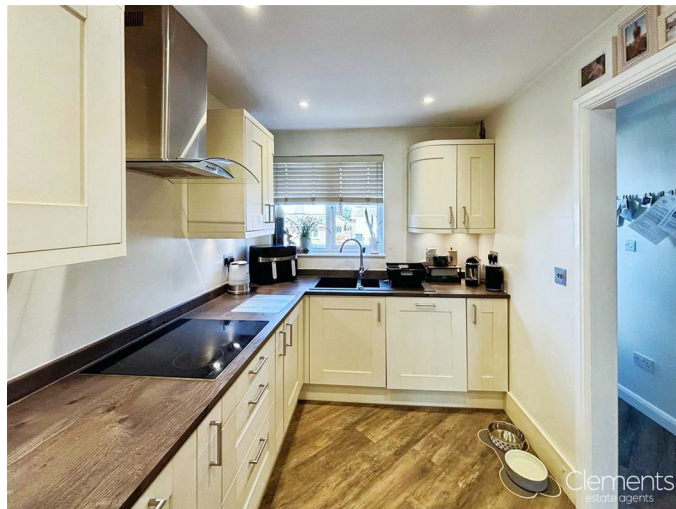
Front door, double glazed window, Amtico flooring, coving and radiator.

Living Room 18'11 x 14'8 (5.77m x 4.47m)



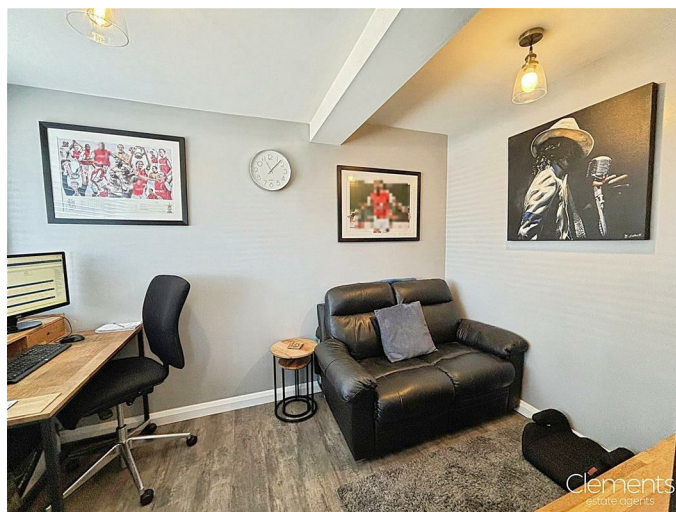
Double glazed window, double glazed french doors to garden, solid oak flooring, TV point, radiator, coving and stairs to first floor.

Kitchen 12'7 x 7'0 (3.84m x 2.13m)



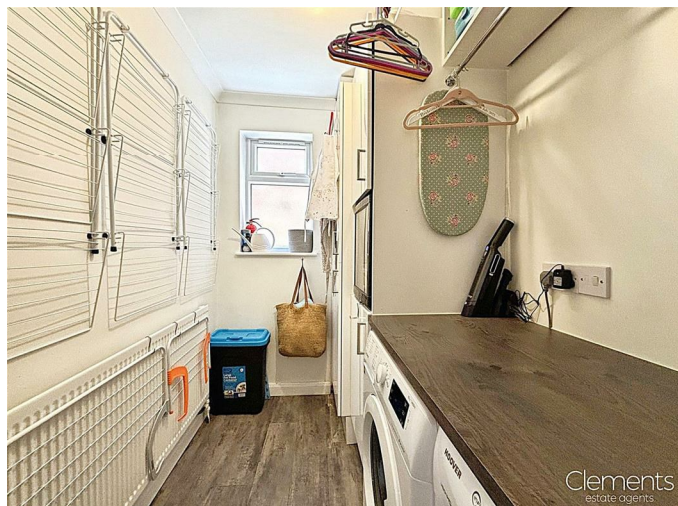
Modern fitted kitchen with wall and base units with work surfaces to compliment, Amtico flooring, 1 1/2 bowl sink with mixer tap, double glazed window, electric double oven, electric hob with cooker hood over and integrated dishwasher.

Study 10'9 x 7'10 (3.28m x 2.39m)



Double glazed window, radiator and Amtico flooring.

Utility Room 7'10 x 5'1 (2.39m x 1.55m)



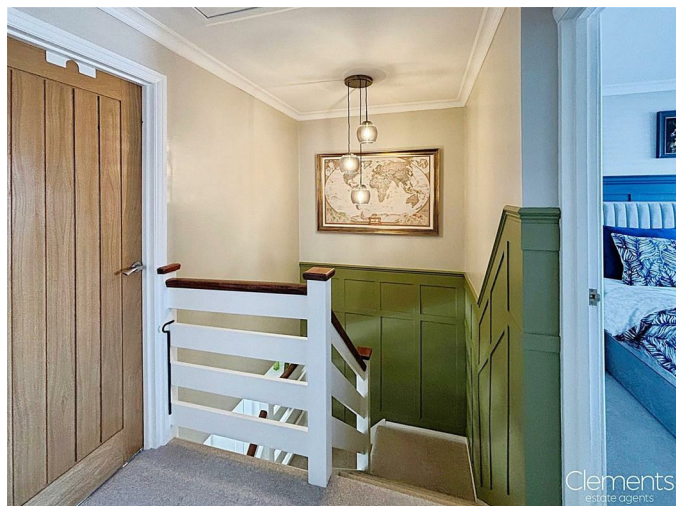
Double glazed window, wall and base units with work surfaces to compliment, radiator, coving, cupboard housing boiler and plumbing for washing machine.

Downstairs Cloakroom



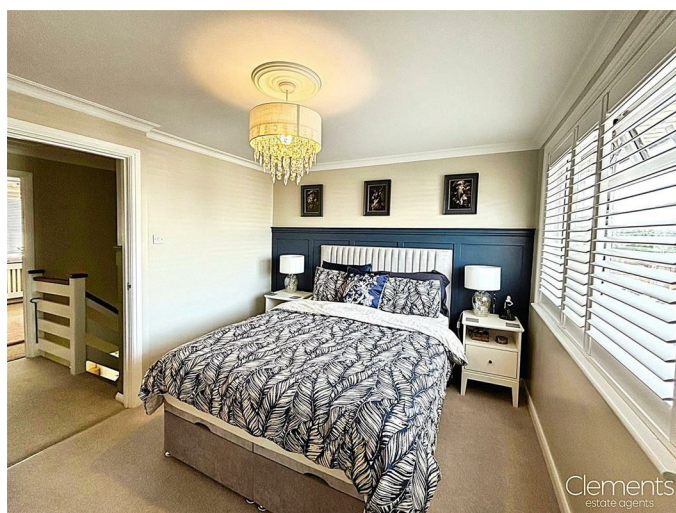
Double glazed window, low level wc, wash hand basin with vanity unit, Amtico flooring and radiator.

Landing



Feature panelling, coving and access to fully boarded loft.

Bedroom One 10'10 x 10'0 (3.30m x 3.05m)



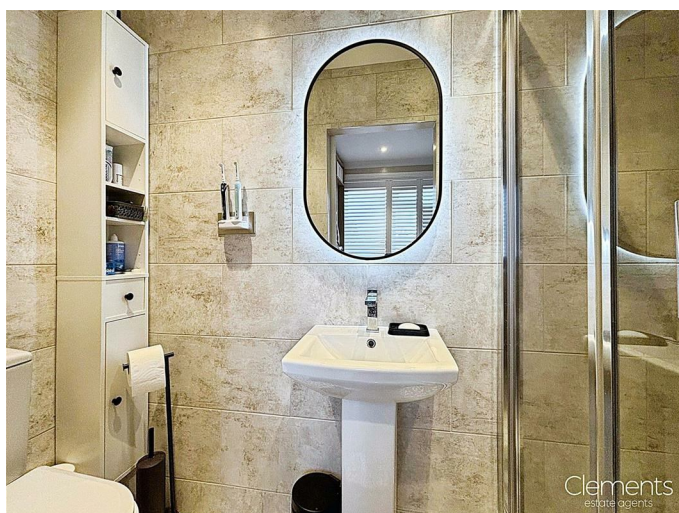
Double glazed windows with fitted shutters, coving and radiator.

Dressing Room 7'6 x 6'4 (2.29m x 1.93m)



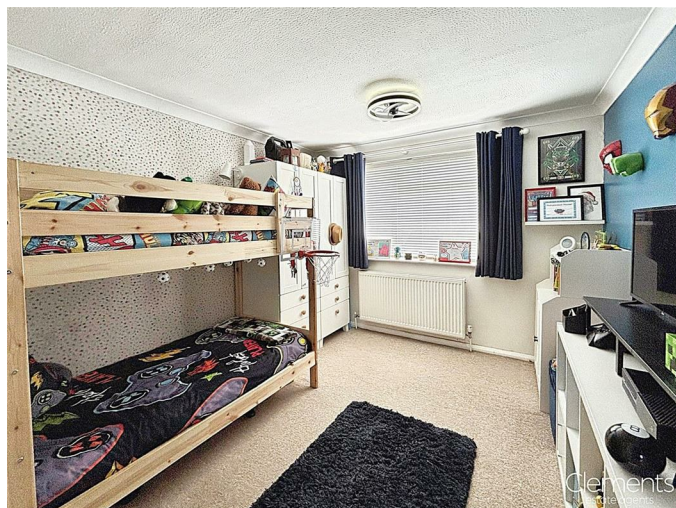
Double glazed window with fitted shutters, coving and fitted wardrobes.

En Suite



Shower cubicle with rain fall shower head, low level wc, pedestal wash hand basin, extractor fan, tiled walls and flooring.

Bedroom Two 11'5 x 9'11 (3.48m x 3.02m)



Double glazed window, coving and radiator.

Bedroom Three 11'4 x 8'8 (3.45m x 2.64m)



Double glazed window, coving and radiator.

Bathroom



Double glazed window, panelled bath with mixer tap and shower over, pedestal wash

hand basin, low level wc, tiled walls and flooring.

Front

Paved for off road parking

Rear Garden

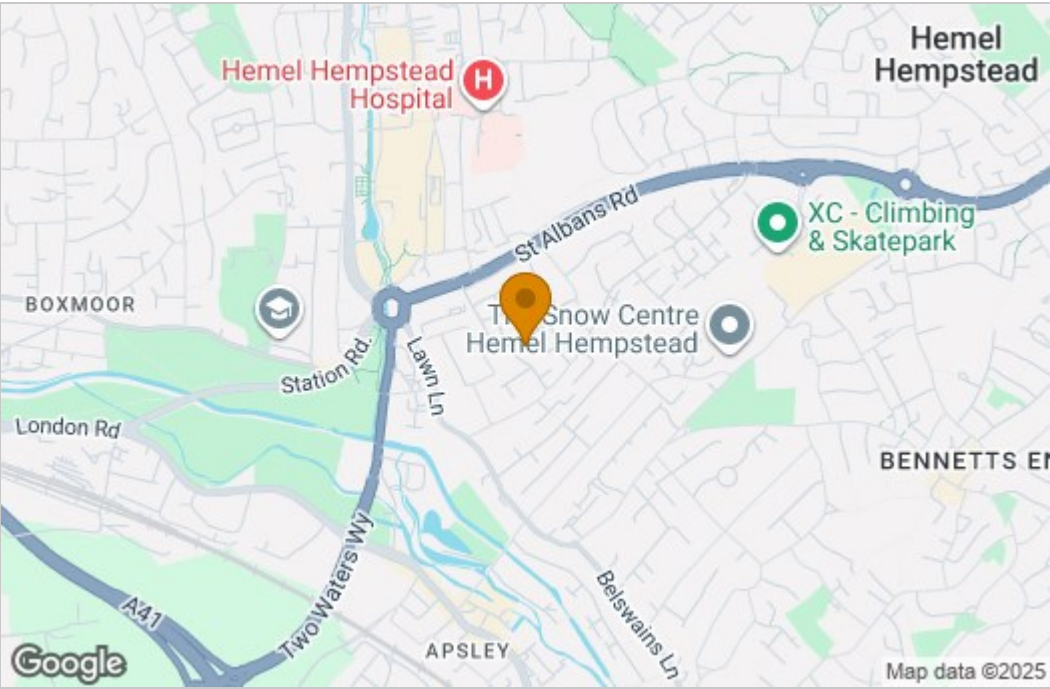


Laid to lawn with flower and shrub borders, patio and side access.

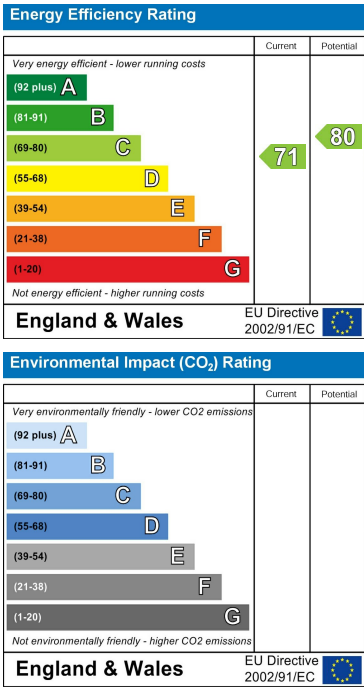
Floor Plan



Area Map



Energy Efficiency Graph



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