



Sarratt Avenue, Hemel Hempstead, HP2 7JF
Offers In Excess Of £585,000

Located in a quiet Cul de Sac in Woodhall Farm is this spacious and well presented semi detached house. Boasting five bedrooms, 18'4 living room, dining room, modern fitted kitchen, utility room, downstairs cloakroom, gas central heating, double glazing, garden bar, off road parking and garage.

Situated within easy reach of the local shops, schools, and amenities and also the M1, M25 and A41 road links.

Entrance Hall



Front door, tiled flooring and radiator.

Downstairs Claokroom

Double glazed window, low level wc, wash hand basin with tiled splash back.

Living Room 18'4 x 13'7 (5.59m x 4.14m)



Double glazed window, fireplace with electric fire, radiator, TV point and double glazed patio door.

Dining Room 14'1 x 9'1 (4.29m x 2.77m)



Double glazed window and radiator.

Kitchen 10'0 x 9'1 (3.05m x 2.77m)



Fitted kitchen with wall and base units and work surfaces to compliment, stainless steel sink with drainer and mixer tap, electric cooker point, cooker hood, plumbing for dishwasher, central heating boiler and double glazed door to garden.

Utility Room 6'11 x 6'11 (2.11m x 2.11m)



Wall and base units with work surfaces to compliment, plumbing for washing machine, tiled flooring and door to garage.

Landing

Loft access, storage cupboard and airing cupboard.

Bedroom One 13'3 x 10'8 (4.04m x 3.25m)



Double glazed window, radiator and fitted wardrobes.

Bedroom Two 9'6 x 9'1 (2.90m x 2.77m)



Double glazed window and radiator.

Bedroom Three 10'3 max x 9'1 max (3.12m max x 2.77m max)



Double glazed window and radiator.

Bedroom Four 10'0 x 7'5 (3.05m x 2.26m)



Double glazed window and radiator.

Bedroom Five 10'6 x 7'4 (3.20m x 2.24m)



Double glazed window and radiator.

Bathroom



Double glazed window, panelled bath with mixer tap, wash hand basin with mixer tap and vanity unit, shower cubicle, low level wc and part tiled.

Front Garden

Paved for off road parking, laid to lawn with hedge.

Rear Garden



Patio area, laid to lawn with flower and shrub boarders.

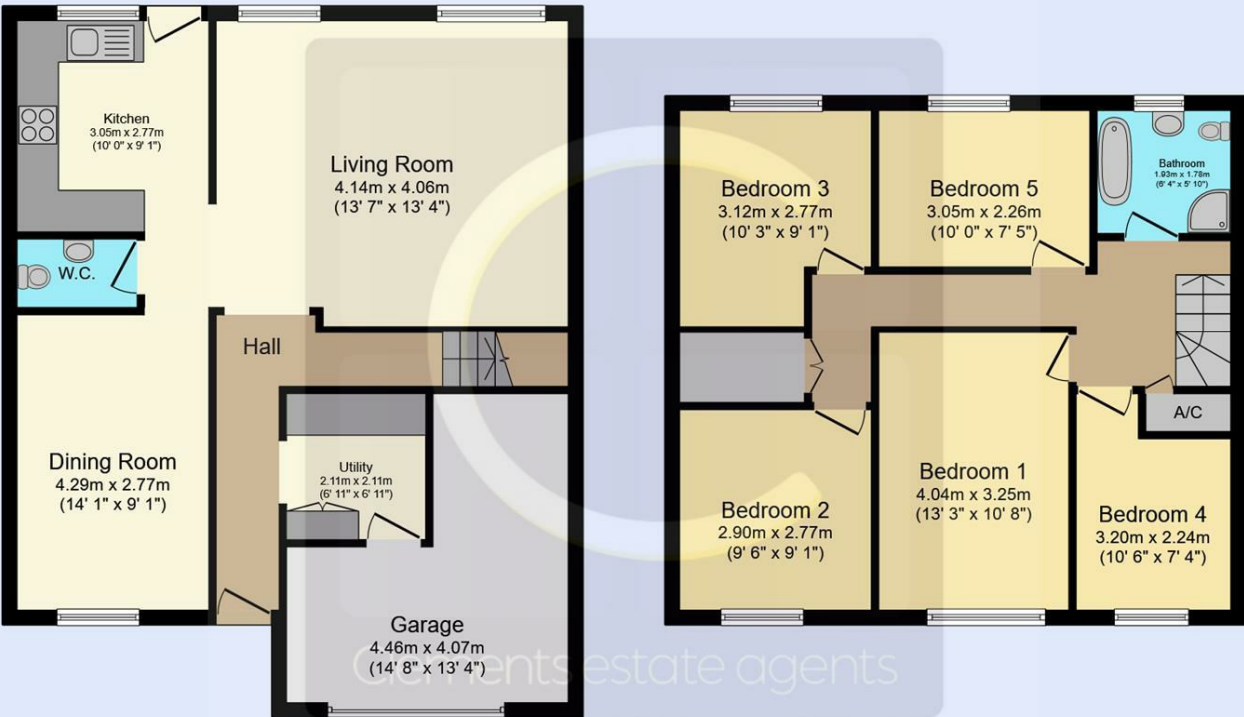
Summerhouse



With power and light and currently used as a bar.

Garage

Floor Plan



Ground Floor

First Floor

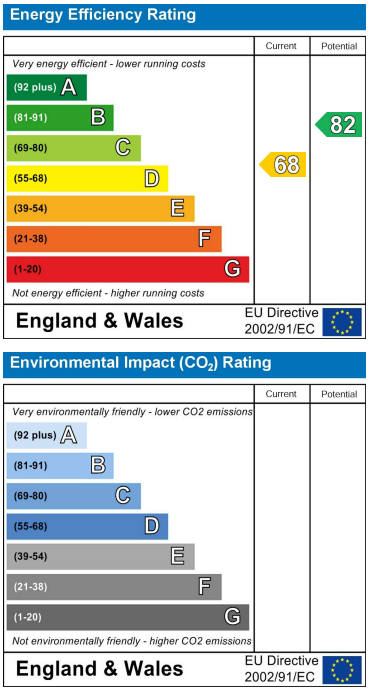


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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