



Independent Estate Agents

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NINIAN ROAD, HEMEL HEMPSTEAD

**FOUR BEDROOM THREE STOREY
TOWN HOUSE**

QUIET LOCATION

SPACIOUS ROOMS

SECLUDED REAR GARDEN

OFF STREET PARKING

CLOSE TO SCHOOLS AND SHOPS



Asking Price Of £299,950

This attractive property is a **FOUR BEDROOM TOWN HOUSE**, offering flexible living making it an ideal solution for the modern family.

Set on this quiet no through road and on three floors, this home has four bedrooms, a spacious reception, large kitchen and family bathroom.

Secluded rear garden and off street parking. No upper chain.

Located close to the local amenities the property is 10 minutes to Hemel's pedestrianised Old Town and offers a number of independent shops and restaurants. For the main shopping centre and high street stores, The Marlowes, can also be reached within a 10 minute drive. The M1, M25 & A41 are all easily accessible with Hemel Hempstead station providing connections into London Euston a short drive away.

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, or RENNIE & CO., and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection

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FULL DESCRIPTION

ENTRANCE HALL

Double glazed front door leading to porch then into hallway.
Double radiator, storage cupboard

ENTRANCE PORCH

Leading into hallway

KITCHEN/BREAKFAST ROOM

13' 6" x 10' 10" (4.11m x 3.3m)

Inset sink unit with a mixer tap. Range of wall units with concealed lighting and base units. Work surfaces incorporating breakfast bar. Dietrich inset gas hob and fryer. Double oven. Double glazed patio doors onto the garden



BEDROOM/STUDY

12' 6" x 8' 7" (3.81m x 2.62m)

Double glazed window to the front and a radiator.



EN SUITE SHOWER

Independent shower cubicle with tiled walls.

STAIRS TO FIRST FLOOR

MAIN RECEPTION

16' 3" x 10' 0" (4.95m x 3.05m)

Double glazed window to the rear.



BEDROOM

11' 0" x 7' 0" (3.35m x 2.13m)

Double glazed window to the front, Radiator.
Double radiator.



STAIRS TO SECOND FLOOR

BEDROOM

13' 6" x 10' 8" (4.11m x 3.25m)

Double glazed to front.
Radiator. built in wardrobe.



BEDROOM

13' 8" x 11' 0" (4.17m x 3.35m)

Double glazed window to the rear. Radiator.



FAMILY BATHROOM

White suite comprising panelled bath, independently heated shower unit. Pedestal wash hand basin and low flush WC. Double radiator. Window to front.

GUEST CLOAKROOM

Low flush WC. tiled surrounds. Radiator. Pedestal hand basin

OUTSIDE

Driveway with off street parking

REAR GARDEN

Around 30' in length.

Lawn with rear pedestrian access.



LOCAL AUTHORITY

DACORUM

COUNCIL TAX BAND

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