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Furlongs

O.I.E.O £385,000

A spacious 3 double bedroom family home presented to an excellent standard. Offering 2 reception rooms, extensively fitted luxury kitchen, luxury bathroom, usable loft area, stunning landscaped gardens & communal parking. Walking distance to local amenities, sought after schools & playing fields.

**ENTRANCE HALL : LIVING/DINING ROOM : CONSERVATORY :
KITCHEN : LANDING : THREE BEDROOMS : BATHROOM : USEABLE
LOFT AREA : FRONT & REAR GARDEN : COMMUNAL PARKING**

- ❖ Excellent condition throughout
- ❖ Usable part converted loft area
- ❖ Stunning landscaped gardens
- ❖ Luxury fitted kitchen, bathroom & built in wardrobes
- ❖ Walking distance to local amenities & sought after schools including JFK
- ❖ Close to open playing fields
- ❖ Three double bedrooms
- ❖ Communal parking
- ❖ Living room & conservatory with solid oak flooring
- ❖ Short drive to both Hemel Hempstead & Berkhamsted train station



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Furlongs, Warners End, Hemel Hempstead, Hertfordshire, HP1 2QG

PROPERTY BRIEF : A beautifully presented end of terrace family home situated in this quiet location overlooking a green. Set away from main roads benefiting from an extensively fitted luxury kitchen with solid oak work surfaces, new LED lighting, spacious living room & conservatory with solid oak flooring, newly laid quality wool carpets to stairs, landing and bedrooms. Bedroom one & two benefit from luxury fitted 'John Lewis' wardrobes and a modern bathroom suite. The usable loft area is accessed by a hidden staircase in bedroom three. Boasting low maintenance stunning landscaped gardens front and rear.

LOCATION : Situated within a short drive to both Hemel Hempstead & Berkhamsted train station, quickest travel time to Euston via HH approx 26 minutes. Within the catchment area for the sought after JFK catholic school along with other schools (subject to approval).

EPC Summary: EER C (72/86) EIR C (70/84)

GROUND FLOOR

Entrance door to:

ENTRANCE HALL

Tiled floor, radiator, stairs to first floor, door to kitchen and to :

LIVING/DINING ROOM

Solid wood flooring, LED spot lights, two radiators, double glazed window to front, door to kitchen and sliding double glazed door to :

CONSERVATORY

Solid wood flooring, radiator, double glazed windows and door to rear.

KITCHEN

Extensively fitted with floor and wall mounted units with solid oak work surfaces over, space for range style cooker with extractor hood over, space for American style fridge freezer. Stainless steel sink unit with mixer tap, space and plumbing for washing machine, integrated dishwasher, space for tumble dryer, glass splash back, LED spot lights. Tiled flooring, double glazed window to front and rear, frosted double glazed door to garden.

FIRST FLOOR - LANDING

Double glazed window to side, halogen spots lights, doors to bathroom and doors to bedrooms.

BEDROOM ONE

Fitted 'John Lewis' wardrobes, radiator and double glazed window to front.

BEDROOM TWO

Fitted 'John Lewis' wardrobes, radiator and double glazed window to rear.

BEDROOM THREE

LED spot lights, radiator, double glazed window to side, stairs to loft.

SECOND FLOOR

Door to:

USEABLE LOFT AREA

Part boarded and velux window.

REAR GARDEN

Stunning and professionally landscaped with raised decking, outside cold tap, pebble path and gate to side access. Brick built barbecue with slate work surface, slate patio, raised flower beds with railway sleeper border. Steps down to mainly laid to lawn, pebbled path to end of garden with pebbled dining area, shed and fenced at boundaries.

FRONT GARDEN

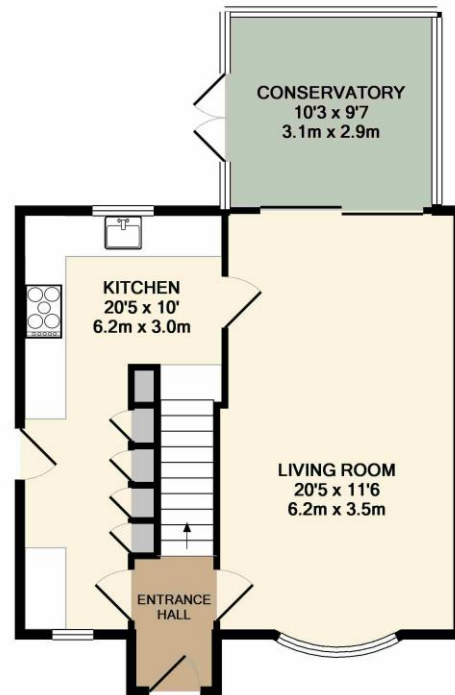
Paved path, & step to front door, slate chippings, artificial grass, railway sleeper border.

PARKING

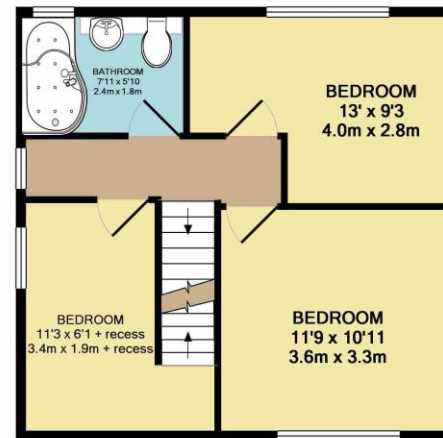
Communal parking bays.

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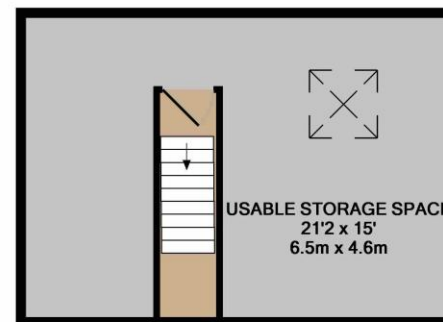
Home Truth Properties Ltd, Imex, 575-599 Maxted Road, Hemel Hempstead, Hertfordshire, HP2 7DX



GROUND FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 317 SQ.FT.
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1300 SQ.FT. (120.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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