

£388,000

Situated in the highly sought-after Boxmoor area of Hemel Hempstead, this well-presented two-bedroom terraced home offers well-balanced accommodation throughout. The ground floor comprises a living room, dining room, and a separate kitchen, while the first-floor features two bedrooms and a family bathroom. The property benefits from the replacement of UPVC windows and doors, along with a replaced roof. Further benefits include a private rear garden. Conveniently located close to a range of local amenities, schools, and transport links.

Property Description

Entrance Porch

Door to living room.

Lounge

Double glazed window to front, radiator, opening to dining room.

Dining Room

Storage cupboard, two radiators, stairs rising to first floor, opening to kitchen.

Kitchen

Range of floor and wall mounted units, stainless steel sink with drainer, integrated fridge freezer, built in oven, gas hob with extractor fan over, space for washing machine, wall mounted Bosch gas boiler, double glazed window to rear garden, door to garden.

Landing

Doors to bedroom 1, door to bedroom 2, door to bathroom, access to loft via pull down ladder.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

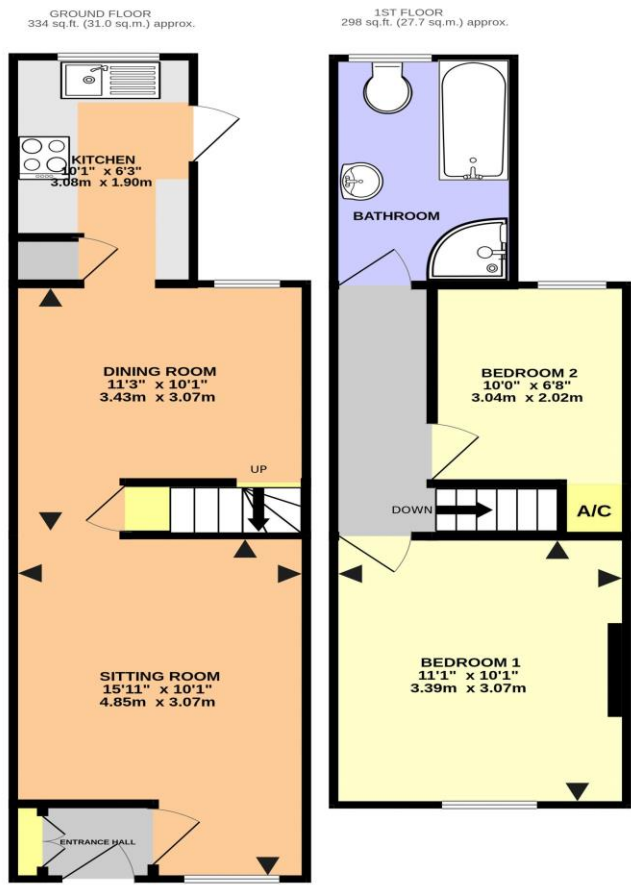
Double glazed window to rear, radiator, hot water cylinder.

Bathroom

WC, panel bath, shower cubicle, pedestal hand wash basin, shaver point, frosted double glazed window to rear.

Rear Garden

Patio area, mature shrub beds.



PULLER ROAD, HEMEL HEMPSTEAD HP1 1QL (PRODUCED FOR MICHAEL ANTHONY)
 TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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