





**Offers in Excess of
£550,000**

We are delighted to offer for sale this larger than average detached three bedroom home situated in this highly sought after location. Having undergone complete refurbishment by the current owners and now boasting a large open plan kitchen dining room, refitted cloakroom, spacious lounge overlooking the fully enclosed south facing rear garden, three generous bedrooms and a luxury bathroom. With a double length garage alongside which could also be converted to provide additional living accommodation. All located within walking distance of sought after schooling for all ages and local shops.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, doors to WC and kitchen/diner.

CLOAKROOM

Low level WC, radiator, pedestal wash hand basin with mixer tap.

LOUNGE

Double glazed patio doors to rear. Two radiators.

KITCHEN/DINER

Double glazed patio door to side, two double glazed windows to front aspect. Fitted with a range of floor and wall-mounted units with work surface over, single sink unit with mixer tap, induction hob with extractor fan over, integrated oven, space for dishwasher, stairs rising to first floor, built-in storage cupboard, under stairs storage cupboard, two radiators, spotlights.

LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, built-in storage cupboard.

BEDROOM ONE

Two double glazed windows to front aspect. Two radiators, built-in storage cupboard.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to side aspect. Fully tiled comprising low level WC, panelled bath with shower over, pedestal wash hand basin with mixer tap and storage, heated towel rail, extractor fan.

OUTSIDE

GARAGE/PARKING

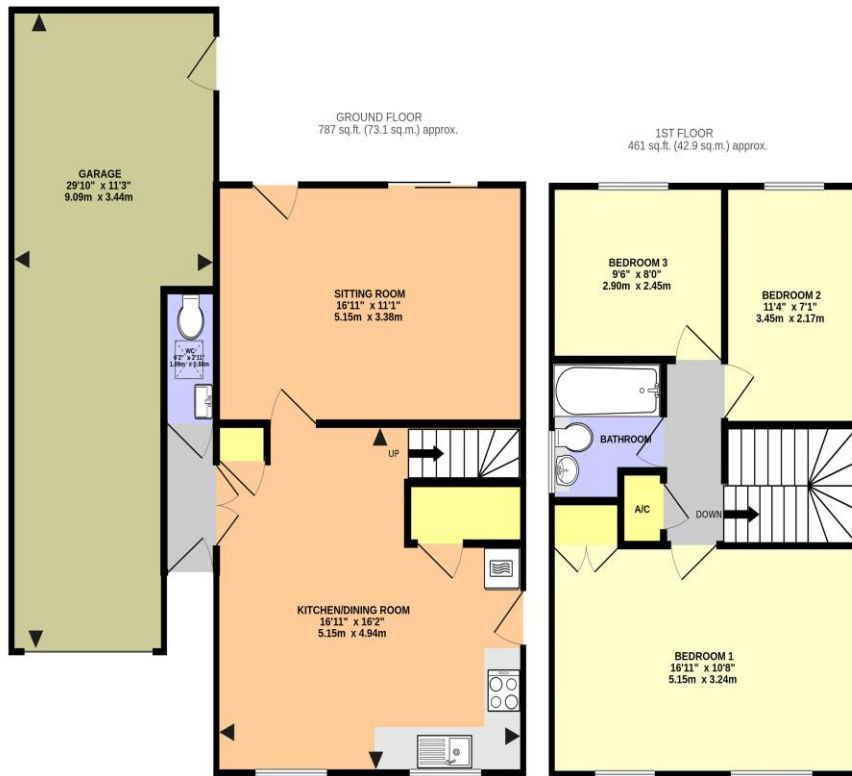
Driveway. Single garage with up and over door, double glazed window to side aspect, housing combi boiler, washing machine and tumble dryer.

FRONT GARDEN

Laid to lawn with driveway.

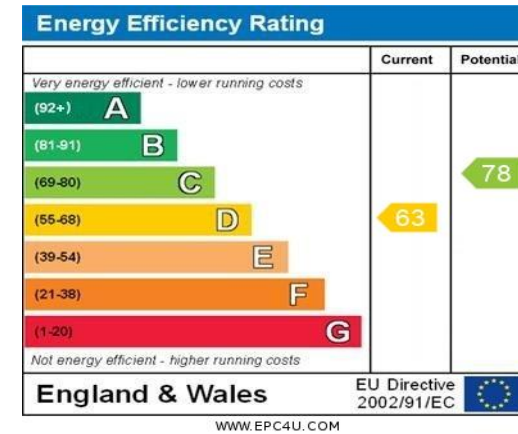
REAR GARDEN

Mainly laid to lawn with patio area, access to garage, gated side access.



TANNSMORE CLOSE, HEMEL HEMPSTEAD HP2 5LH (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1248 sq.ft. (116.0 sq.m.) approx.
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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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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