





**Offers in Excess of
£500,000**

This well appointed four bedroom family home is situated in a desirable part of the town, close to local amenities, within walking distance to popular schools and easy reach to the A41 and M1. The property comprises a recently refitted kitchen/dining room, bay fronted lounge, separate snug/study and downstairs shower room. Upstairs, the property boasts four double bedrooms and a family bathroom whilst outside benefits include driveway parking and a low maintenance rear garden.

Property Description

ENTRANCE

Front door with storm porch over to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to lounge, kitchen/diner, snug and shower room, tiled floor.

SHOWER ROOM

Double glazed frosted window to front aspect. Low level WC and wash hand basin in vanity unit, walk-in shower, tiled floor, heated towel rail.

LOUNGE

Double glazed bay window to front aspect. Radiator, wood effect flooring.

KITCHEN/DINING ROOM

Double glazed window to side aspect, part glazed door to garden. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, one and a half bowl stainless steel sink with drainer, integrated: electric double ovens, gas hob with extractor fan over, washing machine, dishwasher and fridge freezer; tiled floor, door to snug.

SNUG

Double glazed window to front aspect. Radiator, tiled floor.

LANDING

Storage cupboard and airing cupboard housing hot water cylinder, doors to:

BEDROOM ONE

Double glazed window to side aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to side aspect. Radiator.

BATHROOM

Double glazed frosted window to side aspect. Low level WC with concealed cistern, wash hand basin, panelled bath, heated towel rail.

OUTSIDE

DRIVEWAY

Block paved driveway parking for multiple cars.

REAR GARDEN

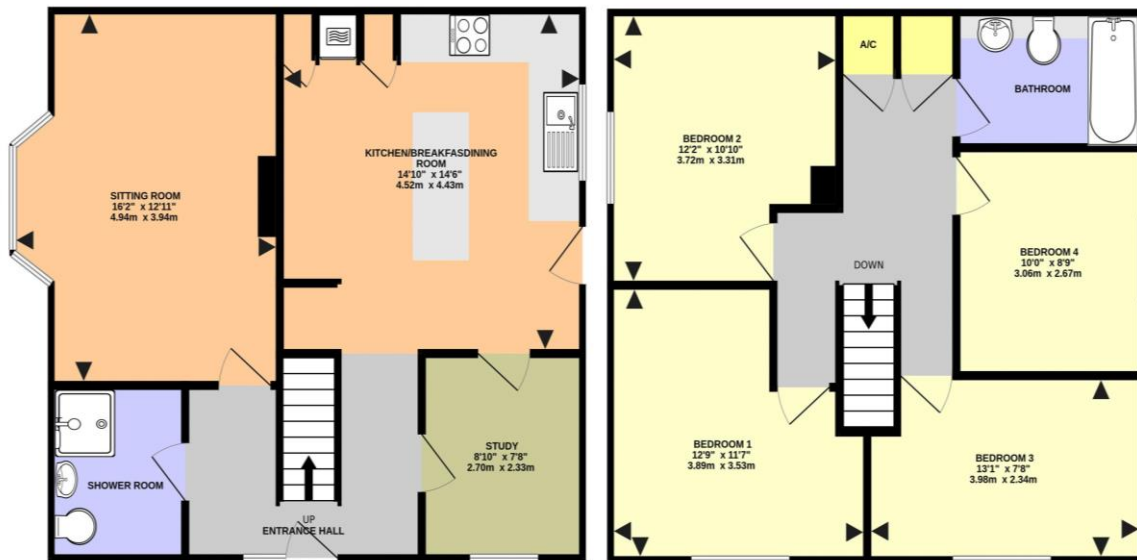
Low maintenance rear garden laid to patio, outside tap.

COUNCIL TAX BAND: D

EPC RATING: C

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.

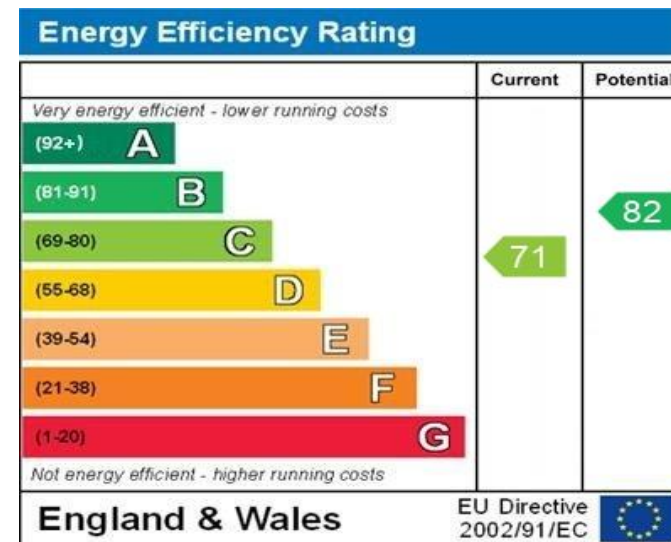
1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



FARLAND ROAD, HEMEL HEMPSTEAD HP2 4RS (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1220 sq.ft. (113.4 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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