





**£430,000**

We are delighted to offer this beautifully presented and recently extended three bedroom family home standing on a fully enclosed corner plot that offers secure private parking for multiple vehicles. Other features include a recently installed kitchen with integrated appliances, new gas boiler and bifold doors leading to the enclosed rear gardens, a lovely spacious sitting area and luxury ground floor bathroom to work alongside a downstairs bedroom, whilst on the first floor can be found two double bedrooms and a luxury shower room. In addition to this there is a

# Property Description

## Entrance Hall

Recently replaced oversized composite front door with double glazed side panes, stairs to the first floor, video entry phone, storage cupboards, recessed spot lights, tiled floor.

## Ground Floor Bathroom

A luxury three piece suite comprising a low level WC, wash hand basin with mixer tap set a vanity unit and surround with cupboard below, bat with mixer tap and hand held shower attachment with fixed rainfall shower head over, tiled surrounds and flooring with under floor heating, double glazed window to the rear.

## Bedroom Three

A dual aspect room with double glazed windows to the front and side, radiator, recessed spot lights and ceiling speakers, wood effect flooring, storage cupboard.

## Lounge

Tiled flooring, wall hung radiator, concealed storage cupboard, TV point, recessed spot lighting.

## Kitchen

A feature of the property and having just been completed, with feature full width bifold doors leading to the rear gardens, boasting a range of base and eye level storage units with complimentary work surfaces, inset single drainer sink with mixer tap, integrated dish washer and fridge freezer, Neff induction hob with extractor over and Neff built in oven. Cupboard housing Worcester Bosch wall mounted gas boiler. tiled surrounds and flooring, skylight providing additional natural light, wall hung radiator, wall light points and recessed spot lighting.

## First Floor Landing

Stairs to the first floor, access to the loft, storage cupboard.

## Bedroom One

With double glazed windows to both the front and side, radiator.

## Bedroom Two

Double glazed window to the rear, radiator.

## Shower Room

Refitted suite comprising low level WC. wash hand basin with vanity unit, partly tiled walls, tiled shower enclosure with Aqualisa power shower, recessed ceiling spot lights, radiator, tiled flooring, UPVC double glazed window to rear.

## Outside

### Front Garden & Parking

A totally enclosed private front garden, surrounded by brick walls and railings which have been screened for additional privacy and security, a sliding electric gate allows for vehicular access and parking for multiple vehicles, an electric gate with video entry system also allows for personal access.

### Rear Garden

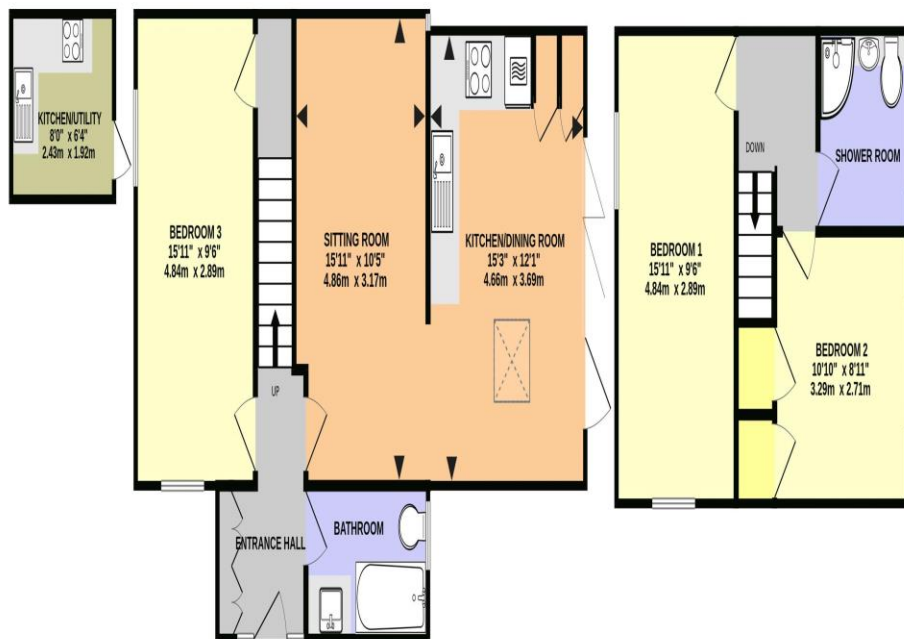
A fully enclosed rear garden with gated rear access, laid mainly to lawn with outside cold water tap power points and lights, timber summer house.

### Outside Kitchen / Utility

At the foot of the garden can be found an outside fully functioning kitchen/ utility

GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.

1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



CRAIGAVON ROAD, HEMEL HEMPSTEAD HP2 6AZ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1034 sq.ft. (96.1 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed  
Made with Metropix ©2026

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

33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk