





£325,000

This well-presented two-bedroom terraced home offers comfortable and practical accommodation, making it an ideal choice for first-time buyers, families or investors. The ground floor features a spacious lounge/dining room, providing a flexible living space for everyday use and entertaining, a modern kitchen offering a range of units, ample worktop space and a practical layout. On the first floor are two generous -sized bedrooms and a family bathroom. Outside, the property benefits from gardens to both the front and rear. Conveniently located, the property is within easy reach of local shops, schools and transport links, making it well suited to a variety of buyers looking for a home in a well-connected location.

Property Description

Entrance Hall

UPVC Double glazed front door opens to the entrance hall, radiator.

Lounge/Diner

TV point, radiator, built in cupboard housing wall mounted gas boiler, stairs rising to first floor, UPVC double glazed sliding patio doors to rear garden, recessed spot lighting, coving to the ceiling, wood effect flooring.

Kitchen

A refitted kitchen with a range of base and eye level storage units, work surface areas with an inset single drainer sink unit with mixer tap set below a double glazed window to the front, built in electric hob with oven below and extractor hood over, plumbing and space for washing machine, space for table.

Landing

Stairs to the first floor built in storage cupboards, access to the loft.

Bedroom One

Fitted wardrobes, radiator, UPVC double glazed window to rear

Bedroom Two

Double glazed window to the front and radiator.

Shower Room

A luxury refitted shower room with, shower cubicle, wash hand basin with mixer tap set in vanity unit with cupboard below, low level WC, heated towel rail, full tiling and double glazed window to the front.

Outside

Front Garden

Laid for ease of maintenance outside light.

Rear Garden

A fully enclosed south facing rear garden with decking area leading to patio area, large shed gated rear access.



KATRINE SQUARE, HEMEL HEMPSTEAD HP2 6PF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 749 sq.ft. (69.5 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