





**£325,000**

In need of some updating and offered with no upper chain, this generous sized three bedroom home also offers the potential to add a driveway subject to the necessary permissions. Briefly comprising a fitted kitchen spacious lounge dining room overlooking the rear garden bathroom and separate WC. Situated in a cul de sac location within just a short walk of local shops and popular schools.

# Property Description

## **Entrance Porch**

Glazed door to the entrance porch.

## **Entrance Hall**

Front door opens to the entrance hall, stairs to the first floor, radiator, thermostat control, storage cupboards.

## **Lounge**

Double glazed window and door to the rear garden, radiator, TV point.

## **Kitchen**

Fitted with a range of base and eye level storage units, work surface areas with inset single drainer stainless steel sink unit with mixer tap set below a double glazed window to the front, gas and electric cooker points, plumbing and space for washing machine, radiator.

## **First Floor Landing**

Stairs to the first floor, radiator, access to the loft, door to airing cupboard.

## **Bedroom One**

Double glazed window, radiator.

## **Bedroom Two**

Double glazed window, storage cupboard, radiator.

## **Bedroom Three**

Double glazed window, radiator.

## **Bathroom**

Comprising a wash hand basin, shower cubicle, tiled surrounds, double glazed window to the front, radiator.

## **Separate WC**

Low level WC, double glazed window to the front.

## **Outside**

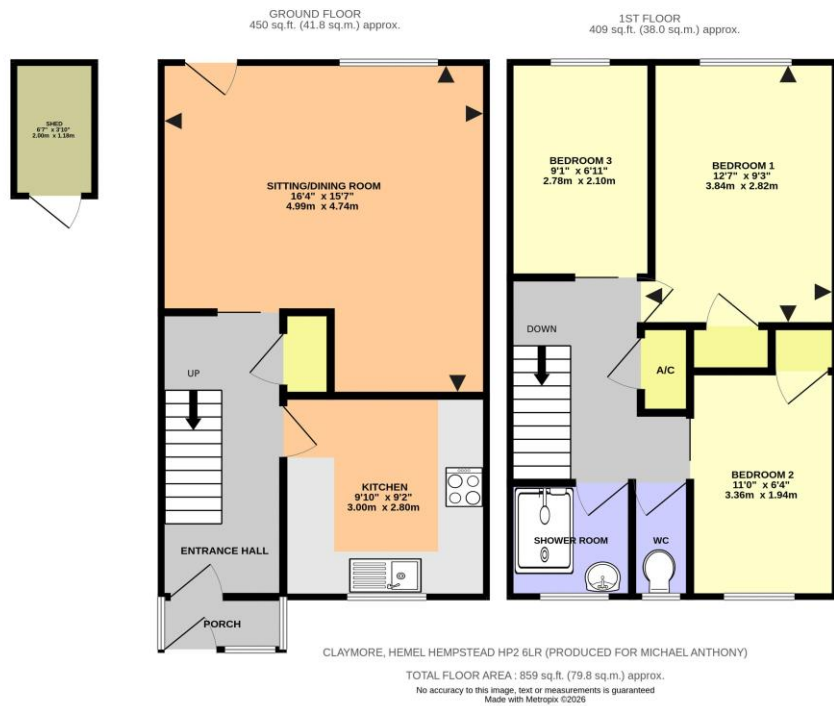
### **Front Garden**

An enclosed front garden with gated access, path to the front door, laid to lawn. NB potential driveway subject to the necessary permission.

### **Rear Garden**

A fully enclosed rear garden, laid mainly to lawn, gated rear access, storage shed.

## **COUNCIL TAX BAND: C**



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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