





£575,000

Michael Anthony are delighted to offer to the market this beautifully presented four double bedroom SEMI DETACHED home within walking distance of Apsley Station. The property offers spacious accommodation throughout, including FOUR DOUBLE BEDROOMS, kitchen, lounge/diner, separate study or family room, new REFITTED BATHROOM, with downstairs WC and separate utility room. With a well maintained rear garden, garage and driveway parking, viewings on this property are highly recommended!

Property Description

ENTRANCE

Part glazed door to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, doors to lounge/diner, kitchen and cloakroom.

CLOAKROOM

Double glazed window to front aspect. Low level w.c., wall mounted wash hand basin with splash back tiling.

FAMILY ROOM

Double glazed window to front aspect. Feature fireplace with inset fire.

LOUNGE/DINER

Three double glazed windows to rear aspect, double glazed french patio doors to garden. Feature fireplace, television point, three radiators.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface, ceramic sink and drainer with mixer tap, space for oven and fridge, built in table, radiator, archway to utility room, part glazed door to side entrance.

SIDE ENTRANCE

Double glazed sliding patio door to, door to kitchen, storage cupboard housing gas central heating boiler, storage cupboard housing tumble dryer.

UTILITY ROOM

Two double glazed windows to front aspect. Space for washing machine, dishwasher and freezer, radiator.

LANDING

Access to loft space via drop down ladder, airing cupboard housing hot water cylinder, doors to all rooms.

BEDROOM ONE

Double glazed window to front aspect. Range of built in wardrobes, built in storage cupboard, radiator.

BEDROOM TWO

Double glazed window to front aspect. Built in wardrobe, radiator.

BEDROOM THREE

Double glazed window to rear aspect. Built in wardrobe, radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Two double glazed windows to rear aspect. Four piece suite comprising low level w.c., wall mounted wash hand basin with mixer tap, shower cubicle, panelled bath with mixer tap, complimentary tiling, spotlights, wall mounted heated towel rail.

OUTSIDE

GARAGE & PARKING

Private feature paved driveway, separate shared driveway with access to garage with up and over door.

FRONT GARDEN

Steps to front door, raised flower beds.

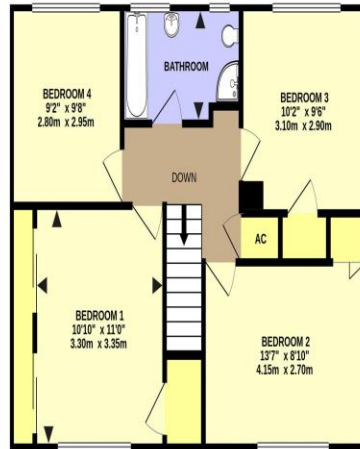
REAR GARDEN

Mainly laid to lawn with flower and shrub beds, crazy paved patio, side access, pathway to extra seating area, shed.

GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



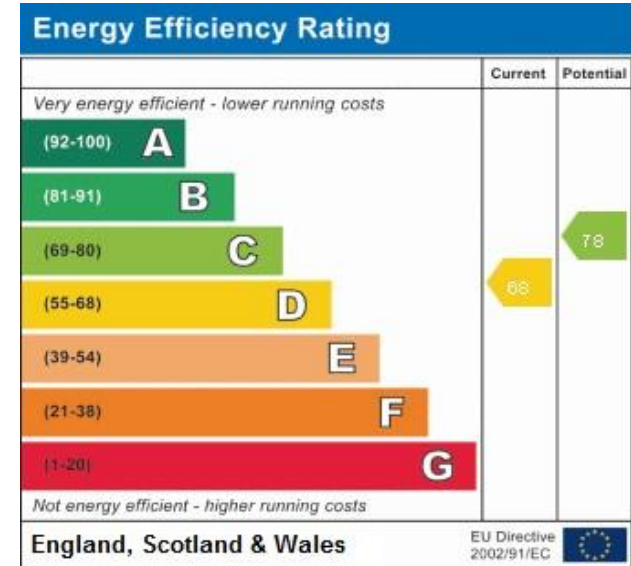
1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



HIGHBARNES, HEMEL HEMPSTEAD HP3 8AF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1704 sq.ft. (158.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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