Michael ANTHONY

Brambling Rise, Hemel Hempstead

£395,000 Freehold



01442 260025 | hemel@maea.co.uk









£395,000

This superbly presented family home has undergone complete refurbishment in recent years and is worthy of an immediate internal inspection, boasting a refitted kitchen with integrated appliances, a luxury downstairs cloakroom, spacious lounge diner with patio doors to a private westerly facing landscaped rear garden that backs onto woodland. Three generous bedrooms and a luxury bathroom. With a garage to to the front, with EV point and further parking for three cars. All located within walking distance to sought after schooling for all ages and local

Property Description

Entrance Hall
Recently replaced composite front door opens to an extended entrance hall, storage cupboards with a wall mounted gas boiler, stairs to the first floor, radiator.

Cloakroom
A luxury refitted suite comprising a WC with concealed cistern, wash hand basin with mixer tap housed in a vanity unit with cupboard below, fully tiled, recessed spot lighting, chrome towel rail.

Kitchen
A recently refitted kitchen boasting a range of base and eye level storage units, ample Quartz work surface areas with matching sink with mixer tap, integrated dish washer and washing machine. Neff induction hob with stainless steel canopy extractor hood, Neff built in oven and combination microwave oven, space for American style fridge freezer with plumbing for cold water dispenser, recessed spot lighting, double glazed window to the front, tiled surrounds.

Lounge/Diner
A spacious room with double glazed sliding doors to the rear garden, recessed spot lighting, TV point, further double glazed window to the rear, radiators, wood effect flooring.

First Floor Landing
Stairs rise to the first floor landing, access to the loft, storage cupboard.

Bedroom One
Double glazed window to the rear, with views over woodland, radiator, range of built in wardrobes.

Bedroom Two
Double glazed window to the front, radiator.

Bedroom Three
Double glazed window to he rear with views over woodland, radiator.

Bathroom
A luxury refitted suite comprising a WC and wash hand basin with mixer tap, housed in a vanity unit and surround with cupboards below, bath with mixer tap and hand held shower and fixed rainfall shower head, fully tiled with complimentary tiled floor, double glazed window to the front, chrome towel rail, recessed spot lighting.

Outside

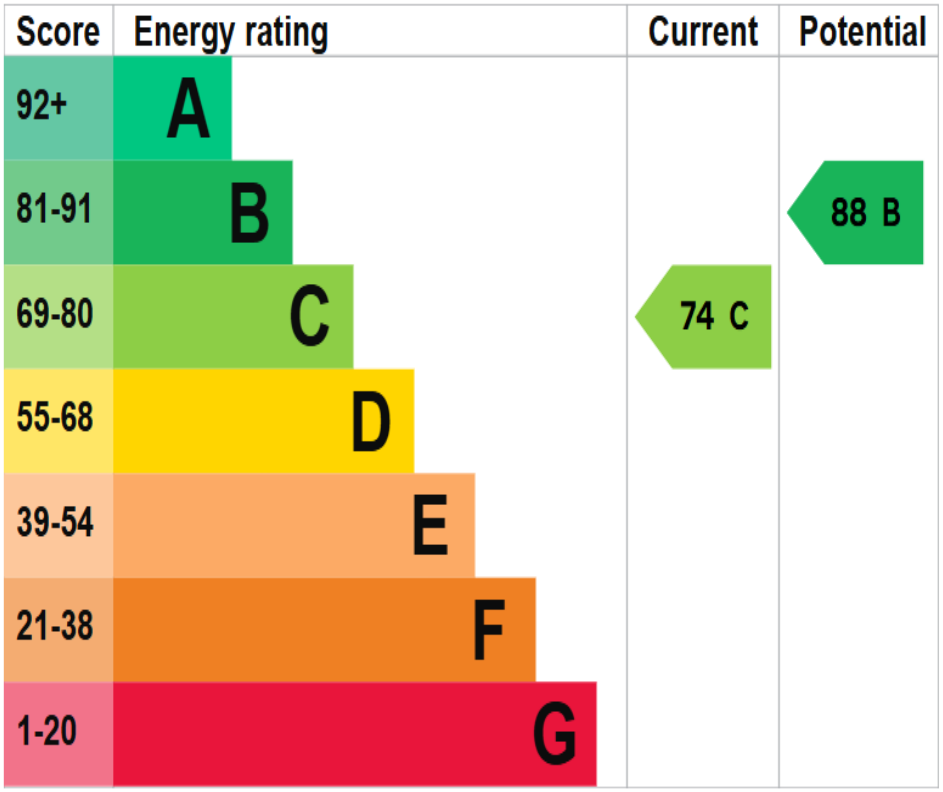
Garage
With electric roller door, power and lighting, courtesy door to the rear. EV charging point.

Driveway
Off road parking for three vehicles EV point.

Front Garden
An enclosed front garden with outside cold water tap and lights, outside power points, security camera.

Rear Garden
A recently landscaped fully enclosed westerly facing rear garden backing onto a wooded area, paved area leading to a lawned rear garden, outside lighting and gated rear access.





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