





£440,000

A spacious and extended three-bedroom family home ideally situated in the highly desirable Old Town area of Hemel Hempstead. The property offers generous room sizes throughout, including a bright living room, well-proportioned bedrooms, and additional living space created by a side extension. Outside, the south-facing rear garden enjoys sunshine throughout the day and provides an excellent space for relaxing and entertaining. Further benefits include a garage and off-road parking. Conveniently located within walking distance of the Old Town High

Property Description

Entrance Hall

UPVC front door opens to the entrance hall, Stairs rising to first floor, radiator, door to kitchen.

Kitchen

A refitted kitchen with a range of floor and wall mounted units, Corian worktops, space for fridge freezer, space for dishwasher, space for washing machine, built in oven, electric hob with extractor fan over, 1 1/2 bowl sink, double glazed window to front, wall mounted gas boiler serving central heating and hot water.

Lounge/Diner

Two radiators, double glazed sliding door to rear garden, serving hatch from kitchen, opening to bedroom 4/study.

Study/ bedroom 4

Door to rear garden, double glazed window to side, door to wet room, radiator.

Wet room

Shower, hand wash basin, WC, extractor fan, frosted double glazed window to front.

Landing

Doors to all bedrooms and bathroom, airing cupboard housing hot water cylinder, access to loft via ladder.

Bedroom 1

Double glazed floor to ceiling bay window to rear, radiator.

Bedroom 2

Double glazed floor to ceiling bay window to front, radiator.

Bedroom 3

Double glazed window to rear, radiator.

Bathroom

Walk in shower unit, part tiled walls, WC, hand wash basin in vanity unit, frosted double glazed window to front, heated towel rail.

Outside

Front Garden

An enclosed front garden screened by a picket fencing with gated access, path to the front door.

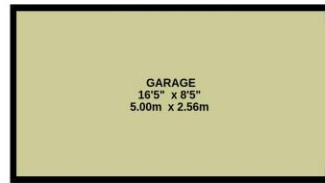
Rear Garden

Wrap around garden with rear and front access gates, patio, brick built shrub beds, storage shed.

Garage

Situated to the rear of the property with metal up and over door, power and lighting. Additional parking space to the front of the garage.

GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



ALLANDALE, HEMEL HEMPSTEAD HP2 5DT (PRODUCED FOR MICHAEL ANTHOY)

TOTAL FLOOR AREA: 1188 sq.ft. (110.3 sq.m.) approx.

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