





**£400,000**

Located in Hemel Hempstead, this three-bedroom terraced house offers well-proportioned living space in a convenient residential setting, close to local shops and schools. The ground floor comprises a spacious living/ dining room, a kitchen with a separate utility room and a cloakroom. Upstairs, the property offers three bedrooms along with a family bathroom. Externally, there is a private rear garden with access to a converted garage/studio. The studio includes a kitchen area and shower room, making it suitable for a range of uses. To the rear of the property are two parking spaces, along with the added benefit of an EV charger.

# Property Description

## **Lounge/Diner**

Door to cloakroom, door to kitchen, double glazed window to front, double glazed door to rear, two radiators.

## **Cloakroom**

WC, hand wash basin in vanity unit, heated towel rail, frosted double glazed window to front.

## **Kitchen**

Range of floor and wall mounted units, space for fridge freezer, space for dishwasher, 1 1/2 bowl sink with drainer, gas hob with extractor fan over, built in oven, wall mounted combination boiler, door to utility.

## **Utility room**

Double glazed door to rear garden, double glazed window to side aspect, space for washing machine, space for tumble dryer, spotlights, double glazed door to garden.

## **Landing**

Doors to all bedrooms and bathroom, door to shower cubicle with extractor fan, access to loft.

## **Bedroom 1**

Double glazed window to front, built in wardrobe, radiator.

## **Bedroom 2**

Double glazed window to front, radiator.

## **Bedroom 3**

Double glazed window to front, radiator, built in storage.

## **Bathroom**

WC, walk in shower cubicle, hand wash basin in vanity unit, frosted double glazed window to rear, extractor fan, spotlights.

## **Garage/ studio**

Range of floor and wall mounted units, hob with extractor fan over, space for washing machine, door to shower room - WC, shower cubicle, hand wash basin, extractor fan.

## **Parking**

Two allocated parking spaces to the rear.

## **Rear Garden**

Patio, access to garage, rear access gate.



TAMAR GREEN, HEMEL HEMPSTEAD HP2 6EP (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

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