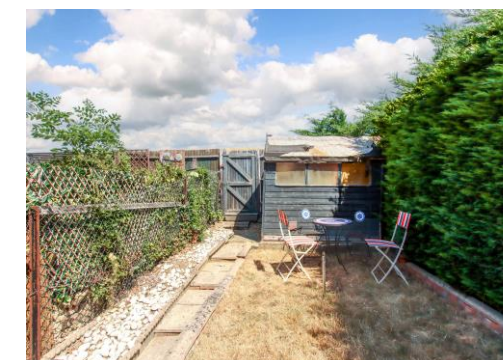






£330,000

We are delighted to offer for sale this well presented two bedroom house, located in this highly popular location. Benefits include driveway parking, conservatory, downstairs cloakroom, refitted kitchen, family bathroom, two double bedrooms and a fully enclosed rear garden. Close to local shops, schools and the Town Centre.

Property Description

Entrance Hall

Part glazed hardwood door, wall mounted electric heater and laminate flooring.

Cloakroom

Comprising a low level WC and wash hand basin, tiled splash backs.

Kitchen

Fitted with a range of high gloss base and eye level storage units with work surfaces to compliment, inset single drainer sink unit set below a double glazed window to the front, built in electric oven and hob with extractor over, plumbing for washing machine, tiled surrounds.

Lounge

Double glazed window to the rear, TV point, understairs storage, wall mounted electric heater and double glazed door to the conservatory.

Conservatory

A single glazed conservatory with tiled floor and door to the garden.

Landing

Stairs to the first floor, access to loft.

Bedroom One

Double glazed window to the front, fitted wardrobes and wall mounted electric heater,

Bedroom Two

Double glazed window to the rear and wall mounted electric heater.

Bathroom

Comprising a panel bath with mixer taps, wash hand basin, low level WC, door to the airing cupboard cupboard, tiled surrounds, extractor fan.

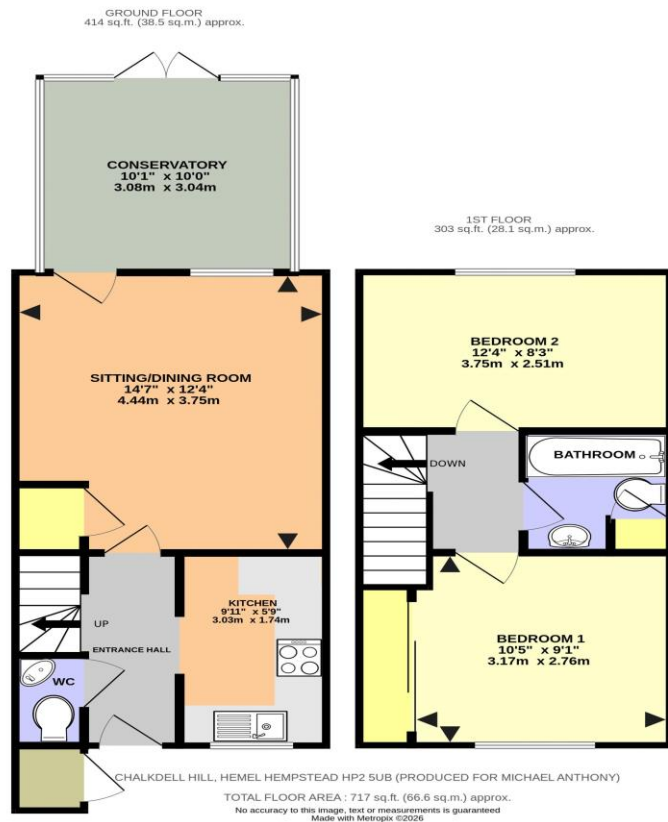
Outside

Front garden & Driveway

Driveway parking for one vehicle and pathway to front door.

Rear Garden

A fully enclosed rear garden with an open rear aspect, lawned area with borders, timber storage shed and gated rear access.



Score	Energy rating	Current	Potential
92+	A	66 D	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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