





£450,000

A beautifully presented five-bedroom townhouse located in a popular residential area of Hemel Hempstead. The property has been recently refurbished and offers well-proportioned accommodation throughout. The ground floor comprises a downstairs cloakroom, a modern fitted kitchen, and a spacious living room to the rear with access to the private rear garden. The second floor includes two bedrooms and a family bathroom. The third floor offers a further three bedrooms. To the front the property benefits from a driveway providing off-road parking. The property

Property Description

ENTRANCE PORCH

Front door to:

KITCHEN/DINING ROOM

Double glazed window to front aspect. Skylight, range of fitted floor and wall mounted units with rolled edged work top over, composite sink and drainer with hot water tap, integrated dish washer, washing machine, integrated fridge freezer, double electric oven and microwave, breakfast bar with integrated electric hob, tiled floor, underfloor heating, door to inner hall.

INNER HALL

Stairs rising to all floors, under stairs storage cupboard, door to w.c and lounge, tiled floor and under floor heating.

CLOAKROOM

Low level w.c with concealed system, hand wash basin, built in storage cupboard, tiled walls.

LOUNGE

Bifold doors to rear. Feature fireplace, built in storage cupboard, tiled floor with under floor heating.

FIRST FLOOR LANDING

Stairs rising to second floor. Range of built in storage cupboards, doors to bedroom two and three and bathroom.

2ND FLOOR LANDING

Built in storage cupboard. Doors to bedroom one, four and five.

BEDROOM ONE

Double glazed window to rear. Range of built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to rear. Radiator.

BEDROOM THREE

Double glazed window to front. Radiator.

BEDROOM FOUR

Double glazed window to front.

BEDROOM FIVE

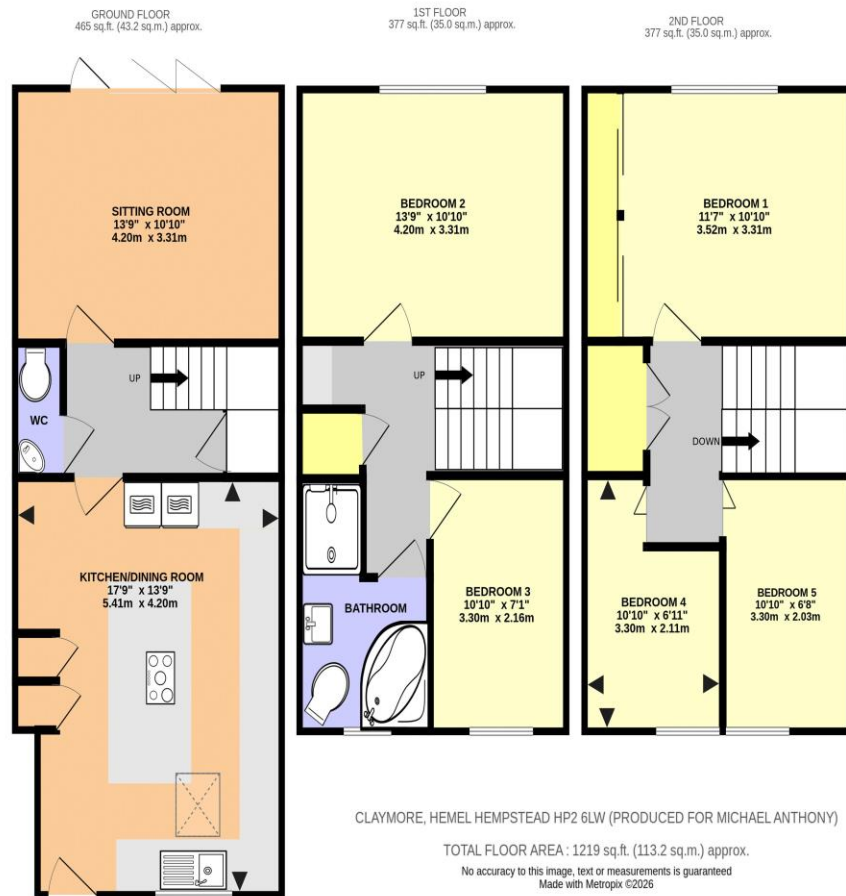
Double glazed window to front.

BATHROOM

Frosted double glazed window to rear. Low level w.c, hand wash basin, jacuzzi bath, shower unit, tiled walls and floor, heated towel radiator, extractor fan.

REAR GARDEN

Low maintenance landscaped rear garden, patio and artificial grass, timber storage shed, gated rear access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	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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