





£365,000

A larger than average two bedroom home offered with no upper chain and in need of some updating. Boasting extended living accommodation that includes a large lounge with superb views over playing fields, separate dining area with a refitted kitchen, whilst on the first floor can be found two large double bedrooms and a family bathroom. All located within walking distance to popular schools for all ages and local shops

Property Description

Entrance Porch

Front door opens to the entrance porch.

Entrance

Front door opens to the entrance area, with stairs to the first floor, plumbing and space for a washing machine.

Dining Area

Double glazed doors to the rear garden.

Lounge

An extended lounge with full width double glazed windows boasting superb views over open playing fields, TV point, wall light points, two radiators.

Kitchen

A refitted kitchen offering a range of base and eye level high gloss storage units, work surface areas with an inset sink unit with mixer tap set below a double glazed window to the rear. Built in gas hob and electric oven, integrated fridge freezer, tiled surrounds, radiator, large under stairs cupboard.

First Floor Landing

Stairs to the first floor, cupboard housing Worcester Bosch combination boiler.

Bedroom One

Double glazed window to the front with views over playing fields, further double glazed window to the side, radiator, built in wardrobe with mirrored fronts.

Bedroom Two

Double glazed window to both the rear and side, radiator, built in wardrobe, access via pull down ladder to the loft.

Bathroom

A three piece suite comprising a low level WC, wash hand basin, bath with mixer tap and separate Aqualisa shower over, tiled surrounds, double glazed window to the rear, radiator.

Outside

Front Garden

Screened by mature hedging and fronting onto open playing fields, path to the front door.

Rear Garden

A fully enclosed larger than average rear garden, laid to paving for ease of maintenance, gated access to both the rear and side, outside cold water tap and power points, timber storage shed with power and lighting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 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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