





£425,000

Situated in the popular Corner Hall area of Hemel Hempstead, this well-presented three-bedroom terraced home offers spacious and practical accommodation throughout. The ground floor comprises a welcoming entrance hall with a convenient cloakroom/WC, a spacious kitchen, a living room, and a conservatory providing additional living space with access to the rear garden. Upstairs, the property features three well-proportioned bedrooms and a family bathroom. Further benefits include a communal parking area and a convenient location close to local schools, shops, transport links, and a range of everyday amenities.

Property Description

Entrance Hall

Door to kitchen, door to cloakroom, door to living room, storage cupboard, stairs rising to first floor.

Cloakroom

WC, hand wash basin in vanity unit, frosted double glazed window to front, radiator.

Lounge

Radiator, double glazed sliding door to conservatory.

Conservatory

Double glazed door to rear garden.

Kitchen

Range of floor and wall mounted units, integrated fridge freezer, integrated dishwasher, space for washing machine, built in oven, gas hob with extractor fan over, stainless steel sink with drainer, wall mounted gas boiler, radiator, double glazed window to front.

Landing

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

Bedroom 1

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

Bedroom 2

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

Bedroom 3

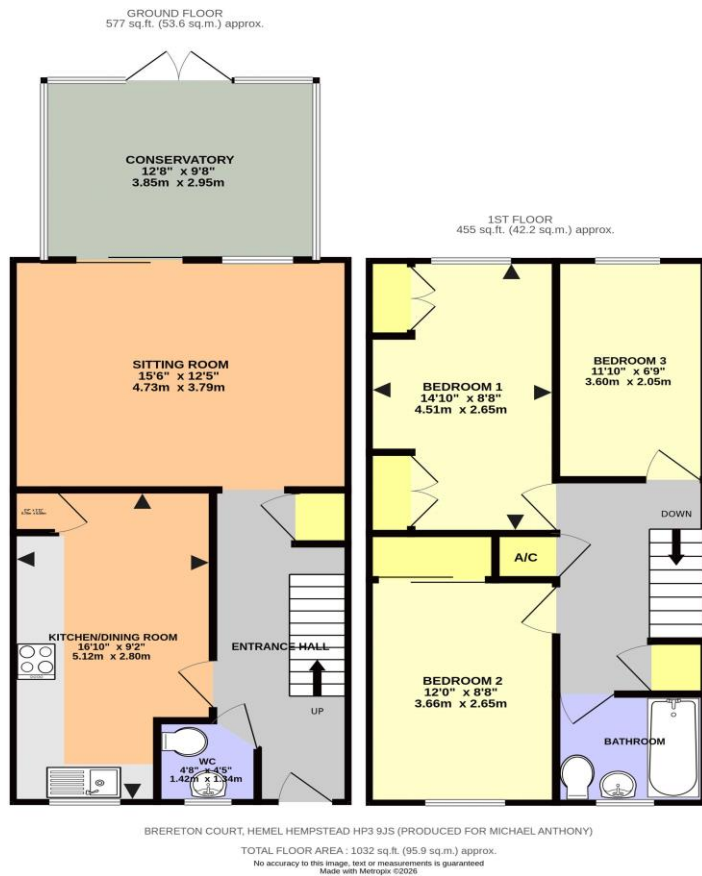
Double glazed window to rear, radiator.

Bathroom

WC, panel bath with shower over, heated towel rail, extractor fan, frosted double glazed window to front.

Rear Garden

Mainly laid to lawn with shrub beds.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 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

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk