





**£425,000**

Michael Anthony are pleased to present this three-bedroom terraced house in the desirable HP1 location, close to the station, shops and schools. The ground floor of the property features a generous, open plan lounge/dining room, fitted kitchen and conservatory leading to the garden. The first floor comprises of three, well proportioned bedrooms and a modern four piece family bathroom. The enclosed rear garden offers two brick built storage sheds with electricity, rear access as well as access to the garage.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Frosted double glazed window to front aspect. Stairs to first floor, built in storage cupboard, radiator, doors to open plan lounge/diner.

## **LOUNGE**

Double glazed bay window to front aspect. Radiator, electric fire, internet point, satellite point, archway leading to dining room.

## **DINING ROOM**

Radiator, door leading to kitchen, archway into conservatory.

## **CONSERVATORY**

Double glazed patio door to garden.

## **KITCHEN**

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, integrated oven and gas hob with extractor over, space for fridge/freezer, washing machine and dishwasher, sink and drainer with mixer tap, built in storage cupboard, door leading to garden.

## **OUTSIDE BUILDING**

Double glazed window to side, frosted double glazed window to rear. Stainless steel sink with mixer tap, space for dryer.

## **LANDING**

Access to insulated loft space, built in storage cupboard housing water tank, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to rear aspect. Integrated wardrobes, radiator, built in storage cupboard housing combination boiler.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator, integrated wardrobes.

## **BEDROOM THREE**

Double glazed window to front aspect. Built in storage cupboard, radiator.

## **BATHROOM**

Two frosted double glazed windows to rear aspect. Low level w.c., panelled bath with shower over, shower cubicle, vanity wash hand basin with mixer tap and storage, wall mounted mirror with storage, heated towel rail, fully tiled.

## **OUTSIDE**

## **GARAGE**

Electric roller shutter door, double glazed window to side aspect.

## **REAR GARDEN**

Patio gardens with rear access, garden shed, access to garage.

## **FRONT GARDEN**

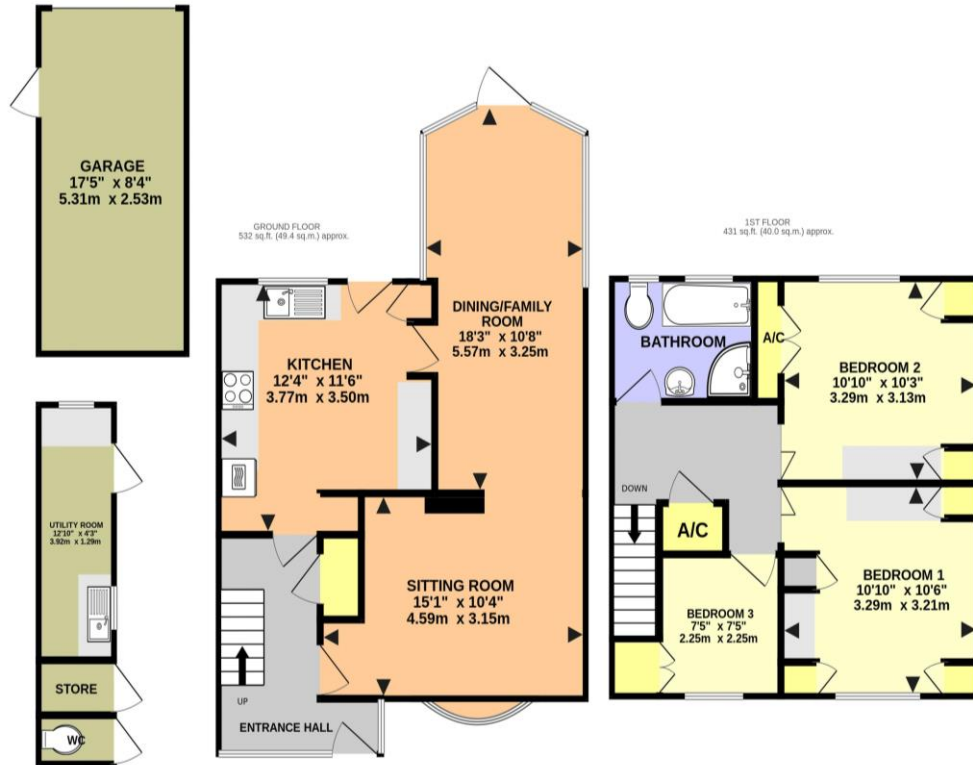
Patio front garden, communal bay parking.

## **OUTBUILDINGS**

Toilet, office/storage space with electricity.

## **COUNCIL TAX BAND D**

220 sq.ft. (20.5 sq.m.) approx.



SMALL ACRE, HEMEL HEMPSTEAD HP1 2LP (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

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