





£514,500

Located in a highly sought after cul de sac and offered with no upper chain, this extended semi detached home stands on a lovely corner plot and boasts further potential to extend. S.T.P.P. Briefly comprising two large reception rooms, kitchen breakfast room and downstairs cloakroom, whilst upstairs can be found three double bedrooms and a large family bathroom. With ample off road parking and south facing rear gardens of over 60 feet, all located within easy reach of the M1 motorway and close to popular schools for all ages and local shops which includes Tesco.

Property Description

Entrance Hall

Front door opens to the entrance hall, stairs to the first floor, under stairs storage cupboard, thermostat control, radiator, window to the side.

Cloakroom

Low level WC, wash hand basin, tiled splash backs, window to the side.

Lounge

An extended room with double glazed doors to the rear garden, two radiators, TV point.

Dining Room

Double glazed window to the front, radiator.

Kitchen/Breakfast Room

Fitted with a range of base and eye level storage units, work surface areas, single drainer stainless steel sink unit with mixer tap, work surface areas, plumbing and space for washing machine and dish washer, tiled surrounds and floor, double glazed sliding doors to the rear garden, radiator, wall mounted gas boiler.

Landing

Stairs rise and turn to the first floor, double glazed window to the front, radiator, access to the loft.

Bedroom One

Double glazed window to the rear, radiator.

Bedroom Two

Double glazed window to the front, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Family Bathroom

Three piece suite comprising a low level WC, wash hand basin, panel bath with mixer tap, two double glazed windows to the side, radiator, tiled surrounds..

Driveway

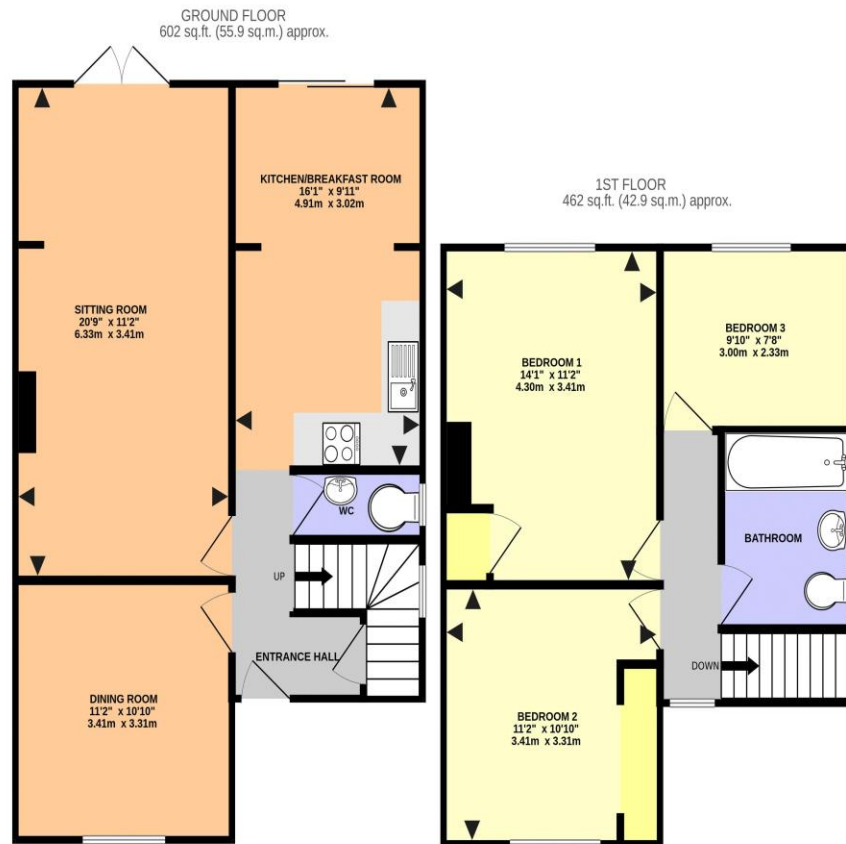
Driveway parking for more than one car.

Front Garden

A corner plot front and side garden, lawn area surrounding borders, screened by mature trees and hedging, outside clod water tap, outside light.

Rear Garden

An undoubted feature of the property is the southerly facing fully enclosed rear garden extending to over 60 feet in depth, with gated side access, lawn area with surrounding borders, paved patio area to the immediate rear.



RANELAGH ROAD, HEMEL HEMPSTEAD HP2 4RU (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1064 sq.ft. (98.9 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 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