





**Offers in Excess of
£325,000**

Situated in a tucked away location in a sought after development, just a short walk to the Old Town and Gadebridge park this delightful two bedroom home offers surprisingly spacious accommodation. Comprising kitchen/breakfast room, lounge with access to the garden, downstairs WC, family bathroom and two double bedrooms. There is also ample communal parking close by.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs to first floor, door to garden, storage cupboard, doors to kitchen, lounge and cloakroom.

CLOAKROOM

Frosted double glazed window to rear aspect. Low level w.c., wall mounted wash hand basin, tiled floor.

LOUNGE

Double glazed sliding doors to rear. Radiator.

KITCHEN

Double glazed window to front aspect. Range of floor standing and wall mounted units with roll edge work surface over, one and a half bowl composite single drainer sink with mixer tap, electric oven and hob with extractor fan over, integrated fridge/freezer, space for washing machine and dishwasher, concealed gas boiler, radiator, tiled floor, tiled splashback.

LANDING

Double glazed window to front aspect. Storage cupboard, doors to:

BEDROOM ONE

Double glazed window to front aspect. Radiator, range of built in wardrobes.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in wardrobe.

BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, panelled bath, shower cubicle, tiled floor and part tiled walls.

OUTSIDE

FRONT GARDEN

Low maintenance slate garden.

REAR GARDEN

Mainly laid to lawn with patio and decking areas, raised flower beds, outside tap.

GROUND FLOOR 429 sq. ft.
(39.9 sq. m.)

1ST FLOOR 428 sq. ft.
(39.7 sq. m.)



Lavender Walk, Hemel Hempstead HP2 5SZ

TOTAL FLOOR AREA: 857 sq. ft. (79.6 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the information contained herein, the accuracy of all details, dimensions, areas and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. They plan is for illustrative purposes only and should be used as a guide only for general information purposes. The services, appliances and appliances shown have not been tested and are not shown as to their operability or efficiency can be given.
March 2018 (12/18)

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