Michael ANTHONY

Newford Close, Hemel Hempstead

£560,000 Freehold

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£560,000

This beautifully presented three bedroom family home is a credit to the current owners, with refitted modern kitchen and bathroom, bright and airy lounge/dining room, landscaped rear garden and a study. In addition, this fantastic home benefits from driveway parking and a garage and is well positioned in a quiet cul de sac close to a host of amenities. The location is also close to popular schools, making this an ideal family home.

Property Description

ENTRANCE PORCH
Door to entrance porch, tiled floor, glazed doors to:

ENTRANCE HALL
Stairs to first floor, wood flooring, radiator, doors to lounge/diner and kitchen.

LOUNGE/DINING ROOM
Double glazed window to front aspect, double glazed doors to rear. Wood flooring, two radiators.

KITCHEN
Double glazed window to rear aspect. Range of wall mounted and floor standing units with work surface over, integrated double electric oven and hob with extractor fan over, integrated fridge/freezer, dishwasher and washing machine, stainless steel single drainer sink with mixer tap, tiled floor.

LANDING
Two double glazed windows to side aspect. Access to loft space housing hot water cylinder, airing cupboard with radiator, doors to all rooms.

BEDROOM ONE
Double glazed window to front aspect. Radiator.

BEDROOM TWO
Double glazed window to rear aspect. Radiator.

BEDROOM THREE
Double glazed window to front aspect. Radiator.

BATHROOM
Frosted double glazed window to rear aspect. Wash hand basin in vanity unit, panelled bath with shower over and shower screen, part tiled walls.

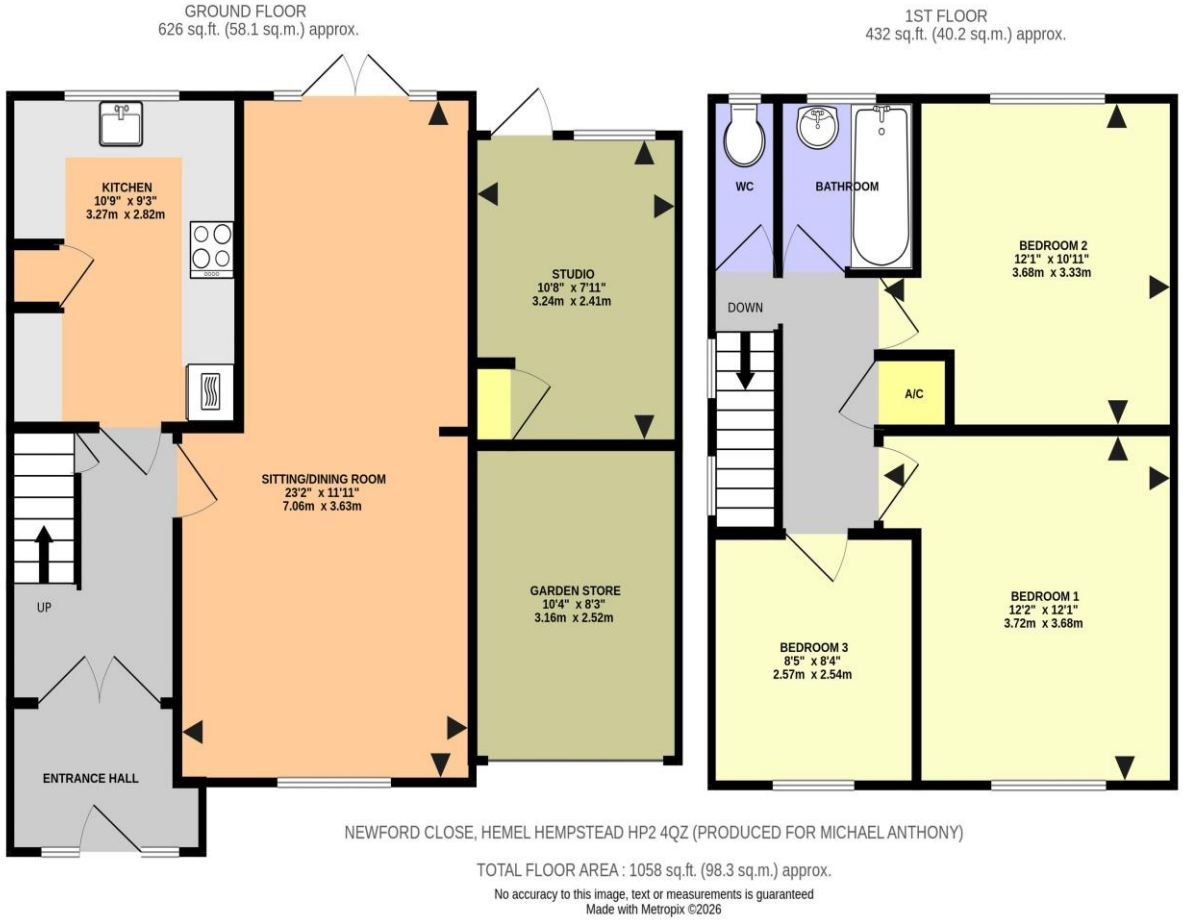
SEPARATE W.C.
Frosted double glazed window to rear aspect. Low level w.c., part tiled walls.

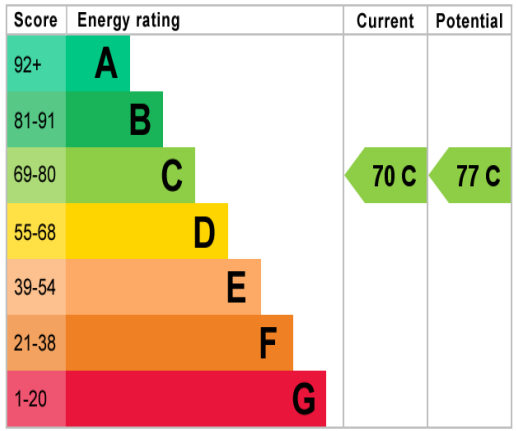
OUTSIDE

GARAGE & PARKING
Up and over door to garage, block paved driveway providing off road parking.

REAR GARDEN
Landscaped rear garden with block paved patio area, lawn, mature flower and shrub beds, two decked areas to rear, outside tap and light, gated side access, door to study.

STUDY
Double glazed window and door. Electric radiator, wood effect flooring, built in storage cupboard.





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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