

**Offers in the Region
Of £275,000**

Located in a popular residential area of Hemel Hempstead, this beautifully presented two-bedroom ground floor maisonette offers practical, well-arranged accommodation with the added benefits of off-street parking and a private rear garden. The property is offered chain free and benefits from a share of freehold. The accommodation comprises an entrance hall, a spacious living/dining room, a modern kitchen, two bedrooms and a bathroom. The main bedroom further benefits from an en-suite shower room. Externally, the property offers a private rear garden, along with a driveway to the front providing off-street parking. The location is convenient for local amenities, schools and transport links.

Property Description

Entrance Hall

Storage cupboard housing hot water cylinder and gas boiler, radiator, doors to kitchen, living/dining room, shower room and bedroom two.

Kitchen

Double glazed window to front, range of floor and wall mounted units, built in oven, electric hob with extractor fan over, integrated dishwasher, space for fridge freezer, 1 1/2 bowl sink with drainer, spotlights, radiator.

Shower Room

Shower cubicle, WC, hand wash basin in vanity unit, heated towel rail, extractor fan, frosted double glazed window to side.

Lounge/Diner

Double glazed door to rear garden, two radiators, spotlights, door to bedroom one.

Bedroom One

Double glazed window to rear, radiator, door to ensuite.

En-suite

Shower cubicle, pedestal hand wash basin, heated towel rail, extractor fan, frosted double glazed window to side.

Bedroom Two

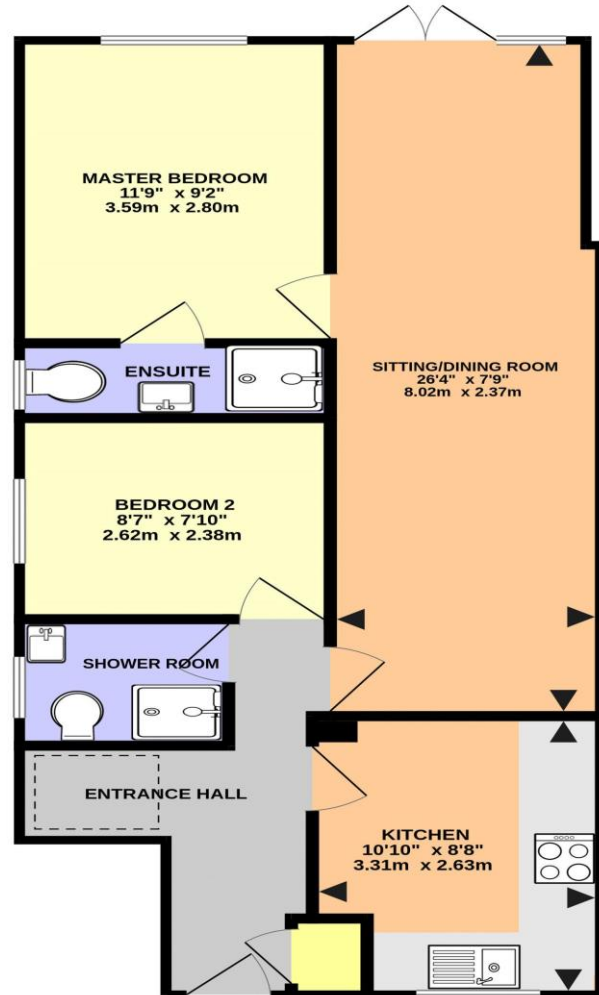
Double glazed window to side, radiator.

Rear Garden

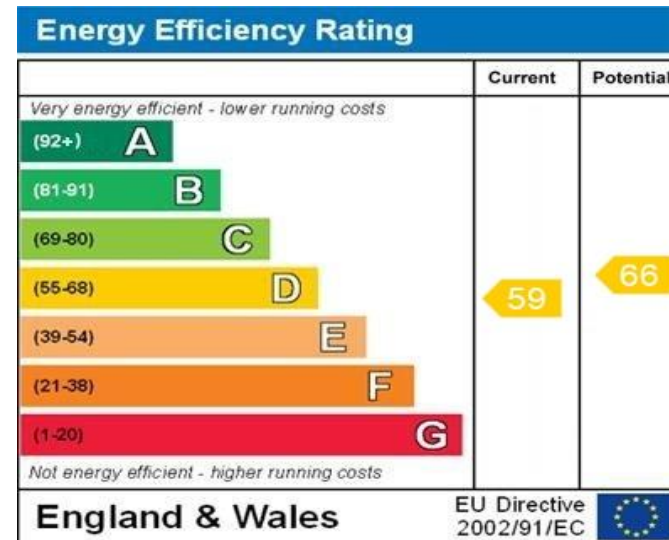
Mainly laid to lawn with patio area, side access gate.

Front garden

Driveway parking.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.
No accuracy to this image, text or measurements is guaranteed
Made with Metropix ©2025



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