





**Offers in Excess of
£580,000**

A well-presented four-bedroom semi-detached townhouse offering spacious and versatile accommodation arranged over three floors. The property benefits from a driveway and garage providing off-street parking, a ground floor shower room, and study. The first floor includes a modern fitted kitchen, a bright lounge, a separate dining room, and a conservatory with access to the private rear garden. On the top floor, there are four bedrooms and a family bathroom. The property is well maintained throughout and is situated in a popular and convenient area of Hemel Hempstead, close to local amenities, schools, and transport links.

Property Description

Entrance Hall

Frosted double glazed window to front, door to study and shower room, radiator, stairs to first floor.

Study

Double glazed window to front, radiator, door to garage.

Shower Room

WC, Shower unit, heated towel rail, hand wash basin in vanity unit, extractor fan, tiled walls, spotlights.

First Floor Landing

Double glazed window to front, radiator, storage cupboard, airing cupboard housing hot water cylinder, doors to living room and kitchen.

Kitchen

Range of floor and wall mounted units, electric induction hob with extractor fan over, integrated fridge, integrated freezer, integrated dishwasher, stainless steel sink with drainer and waste disposal unit, built in double oven, cupboard housing wall mounted gas boiler, double glazed window to rear, recessed spotlights, tiled surrounds.

Lounge

Radiator, double glazed sliding door to balcony.

Dining Room

Radiator, double glazed sliding door to conservatory.

Conservatory

A UPVC double glazed conservatory, doors to garden, oak flooring, electric panel heater.

Landing

Access to loft, doors to all bedrooms and bathroom.

Bedroom One

Double glazed window to front, built in wardrobes, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, radiator, storage cupboard.

Bedroom Four

Double glazed window to rear, radiator, built in wardrobe.

Bathroom

Frosted double glazed window to rear, heated towel rail, hand wash basin in vanity unit, WC, panel bath with mixer tap and shower attachment, tiled walls.

Garage

Electric up and over door, power and lighting, door to study.

Rear Garden

Low maintenance garden laid mainly to paving with further decking area, inset and surrounding mature shrub beds, timber storage shed, water tap, rear gated access.

Front garden

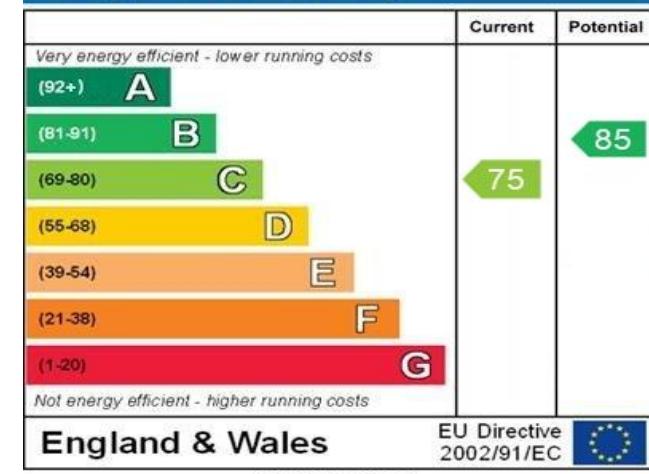
Block paved driveway providing off road parking.

COUNCIL TAX BAND: E

EPC RATING: C



Energy Efficiency Rating



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