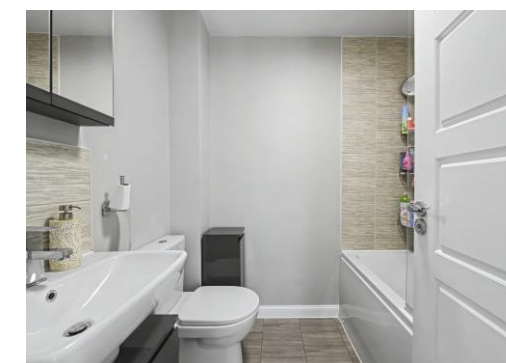






**Offers in Excess of
£630,000**

A well-presented extended four-bedroom detached family home situated in the popular Swallowfields area of Hemel Hempstead. The property offers spacious and practical accommodation throughout, including a living room, a fitted kitchen with dining space, a separate dining room, a downstairs WC, and four good-sized bedrooms. The main bedroom benefits from an en-suite, while the remaining bedrooms are served by a well-appointed family bathroom. Outside, the property has a private rear garden, a driveway providing off-road parking, and a garage part converted to a bar. Swallowfields is a popular residential area, well placed for local schools, shops, parks and transport links, including easy access to Hemel Hempstead town centre and the mainline station.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Two built in storage cupboards, one housing water tank, doors to lounge, kitchen/lounge/diner and cloakroom.

CLOAKROOM

Low level w.c., wash hand basin, extractor fan, radiator.

LOUNGE

Double glazed window to front aspect. Radiator, Bi-fold doors to kitchen/lounge/diner.

DINING ROOM

Double glazed windows to front and side aspects. Radiator.

KITCHEN/LOUNGE/DINER

Double glazed window to rear aspect, bi-folding doors to garden, two double glazed windows to side aspect, skylight. Range of wall mounted and floor standing units with work surface over, stainless steel sink with mixer tap, island breakfast bar with storage under, integrated gas hob and two electric ovens, integrated fridge, freezer and dishwasher, two radiators, wall mounted combination boiler, spotlights.

LANDING

Double glazed window to rear aspect. Radiator, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed windows to side and rear aspects. Built in wardrobe, radiator, door to en-suite.

EN-SUITE

Frosted double glazed window to side aspect. Shower cubicle, low level w.c., wash hand basin, extractor fan, radiator.

BEDROOM TWO

Double glazed windows to front and side aspects. Built in wardrobe, radiator.

BEDROOM THREE

Double glazed window to front aspect. Built in wardrobe, radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Panelled bath with shower over, wash hand basin with mirrored unit over sink, low level w.c., part tiled walls, tiled floor,radiator, extractor fan.

OUTSIDE

GARAGE/STORAGE

Part converted to bar and storage, spotlights, wall mounted heaters.

PARKING

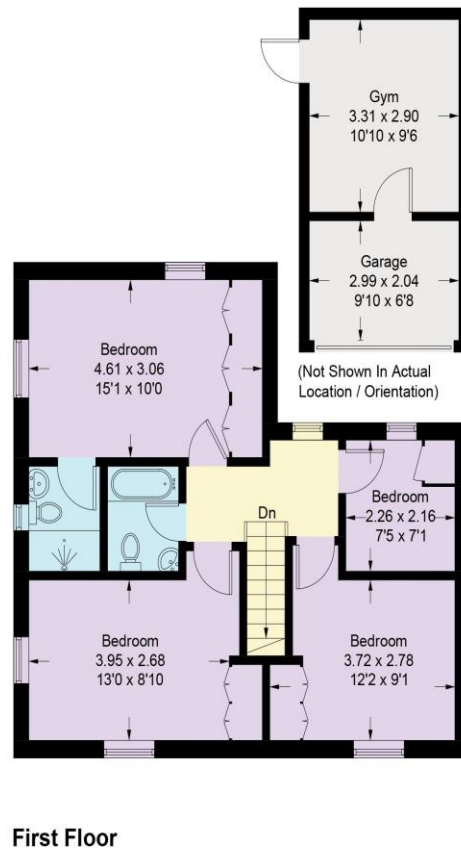
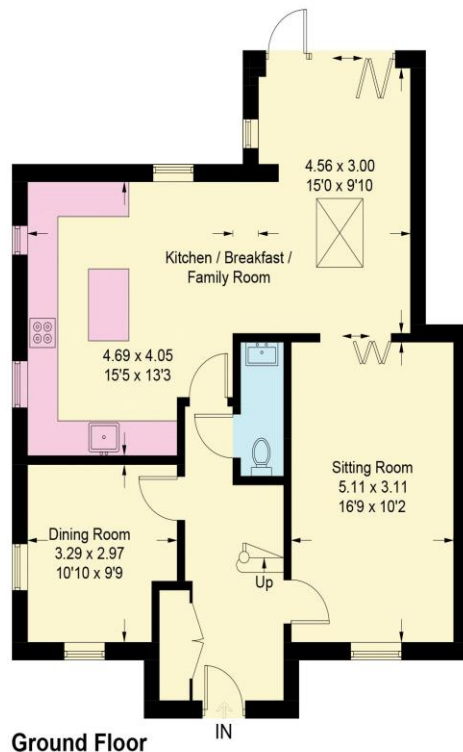
Driveway providing off road parking for multiple cars.

REAR GARDEN

Passageway to driveway, gated, doors to garage, decking, water tap, outside socket.



Monarch Street



Approximate Total Area
1385 sq ft / 128.7 sq m
Outbuilding = 174 sq ft / 16.2 sq m
Total = 1559 sq ft / 144.9 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1315119)

Score	Energy rating	Current	Potential
92+	A	84 B	94 A
81-91	B		
69-80	C		
55-68	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