





**£485,000**

Situated in a prime location close to a host of local amenities, schools and the mainline train station into London Euston, this well presented three bedroom character family home comprises kitchen dining room, bay fronted lounge, additional garden room, family bathroom and three good sized bedrooms. The property also boasts front and rear gardens with the potential to create driveway parking.

# Property Description

## Entrance Hall

Frosted double glazed window to front, door to living room, door to kitchen, radiator.

## Lounge

Double glazed window to front, radiator, open fireplace.

## Kitchen/Diner

Range of floor and wall mounted units, stainless steel sink with drainer, gas hob with extractor fan over, built in oven, space for washing machine, radiator, feature fireplace, door to garden room, double glazed window to garden room.

## Garden room

Door to garden, water tap, radiator.

## Landing

Access to loft via pull down ladder, doors to all bedrooms and bathroom, double glazed window to side aspect.

## Bedroom One

Double glazed window to front, radiator.

## Bedroom Two

Double glazed window to rear, radiator, airing cupboard.

## Bedroom Three

Double glazed window to front, radiator.

## Bathroom

WC, pedestal hand wash basin , frosted double glazed window to rear, panel bath with shower over, radiator.

## Outside

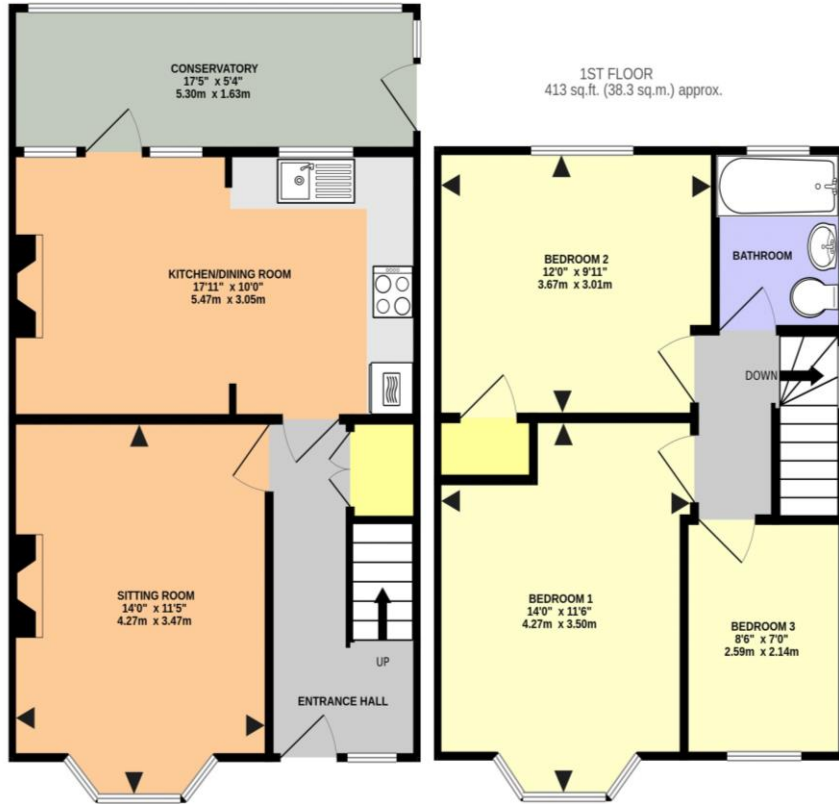
### Front Garden

Low maintenance shingled area with steps rising to front door, gated side access. Potential to create driveway parking.

### Rear Garden

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

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



PRIMROSE HILL, KINGS LANGLEY WD4 8HX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk