



View of block



**Offers in the Region
Of £400,000**

We are delighted to offer for sale this larger than average three bedroom home Situated in this highly sought after HP3 location and offered with no upper chain. Boasting a downstairs shower room as well as first floor bathroom, driveway parking for two cars and a large fully enclosed rear garden, The property is also located within walking distance to Apsley mainline station as well as within easy reach of highly sought after schooling for all ages and local shops.

Property Description

Entrance Hall

UPVC front door, double glazed window to the front, radiator, stairs to the first floor.

Shower Room

A three piece suite comprising a low level WC, was hand basin, tiled shower cubicle, double glazed window to the front, heated towel rail.

Lounge/Diner

A dual aspect room with a double glazed window to the front and double glazed window to the rear, feature fireplace, two radiators, TV point, archway to the kitchen.

Kitchen

Fitted with a range of base and eye level storage units, glass fronted display cabinets, work surface areas and breakfast bar, single drainer one and a half bowl sink unit with mixer tap set below a double glazed window to the rear, four ring gas hob with canopy extractor hood over, built in electric oven, tiled surrounds and flooring, radiator, recessed spot lights, double glazed door to the rear.

Utility Room

Storage units, plumbing and space for washing machine, space for further white goods.

First Floor Landing

Stairs to the first floor, storage cupboard, access to the loft, cupboard housing combination gas boiler.

Bedroom One

Double glazed window to the front, built in wardrobes, radiator, recessed spot lighting.

Bedroom Two

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

Bedroom Three

Double glazed window to the front, radiator, built in wardrobe.

Bathroom

A three piece suite comprising a low level WC, wash hand basin with mixer tap, bath with mixer tap with shower over, tow double glazed windows to the front, radiator, heated towel rail, tiled surrounds and flooring.

Outside

Driveway

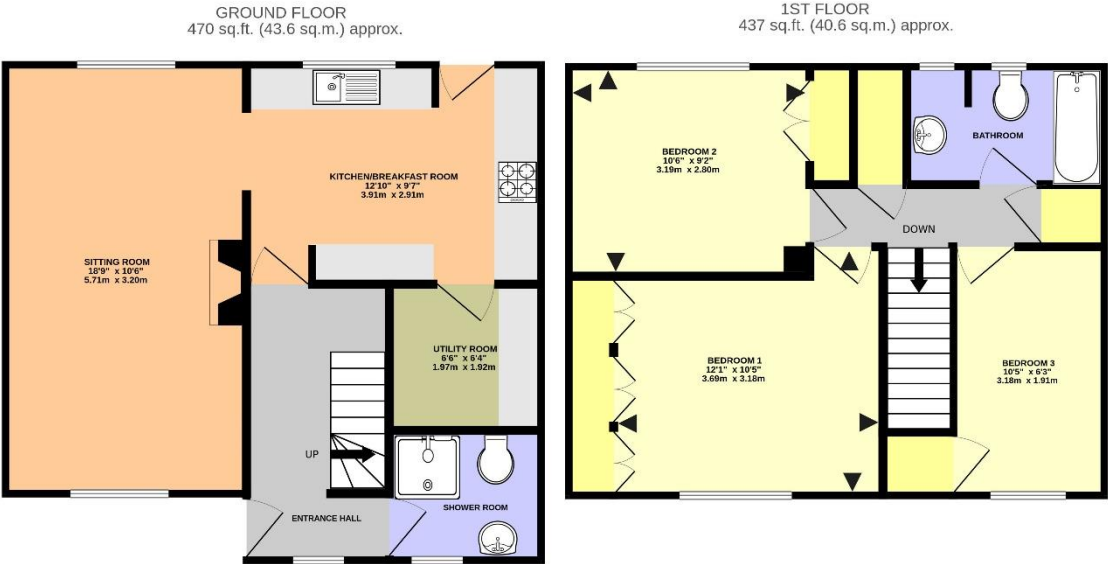
Block paved parking for two vehicles.

Front Garden

Steps and path to front door.

Rear Garden

A fully enclosed rear garden with a paved area to the immediate rear, laid mainly to lawn with a further decked seating area.



BARNACRES ROAD, HEMEL HEMPSTEAD HP3 8JS (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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