Michael ANTHONY

Haxters End, Hemel Hempstead

Offers in Excess of £535,000 Freehold

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Offers in Excess of £535,000

We are delighted to offer for sale this superbly presented end of terrace home, located in this highly sought after location. Briefly comprising a generous entrance hall with walk in storage cupboard, leading to a downstairs cloakroom, modern fitted kitchen with integrated appliances, a spacious lounge/dining room, with direct access onto the private enclosed rear garden. Upstairs, the property offers three well-proportioned bedrooms and a modern contemporary family bathroom, with two allocated parking spaces directly to the front of the house with an

Property Description

Entrance
Front door to.

Entrance Hall
Stairs to first floor, radiator, walk in storage cupboard with power and lighting, under stairs storage cupboards, doors to cloakroom, kitchen and lounge/diner.

Cloakroom
Comprising a pedestal wash hand basin, with mixer tap, radiator, low level WC.

Kitchen
Double glazed window to front aspect. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink with mixer tap, built in oven and gas hob with extractor over, integrated fridge/freezer and washing machine, radiator, cupboard housing wall mounted gas boiler.

Lounge/Diner
Double glazed window to rear aspect, double glazed patio doors to garden. Radiator, TV point.

First Floor Landing
Access to part boarded loft space via pull down ladder, radiator, doors to bedrooms and bathroom.

Bedroom One
Two double glazed windows to front aspect. Radiator.

Bedroom Two
Double glazed window to rear aspect. Radiator.

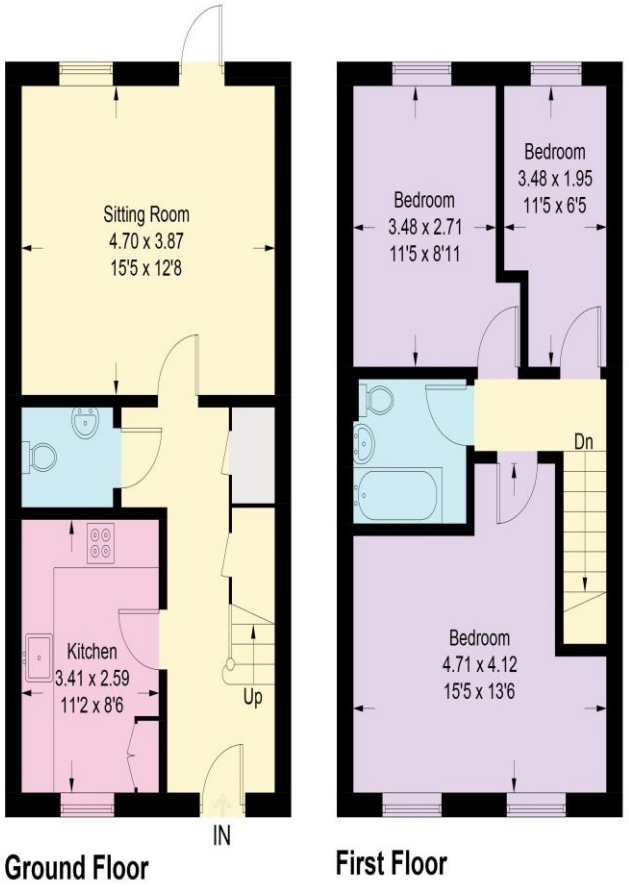
Bedroom Three
Double glazed window to rear aspect. Radiator.

Family Bathroom
Panelled bath with shower over, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, heated towel rail, extractor fan.

Outside

Allocated Parking Spaces
Two allocated parking spaces directly to the front of the property EV charging point.

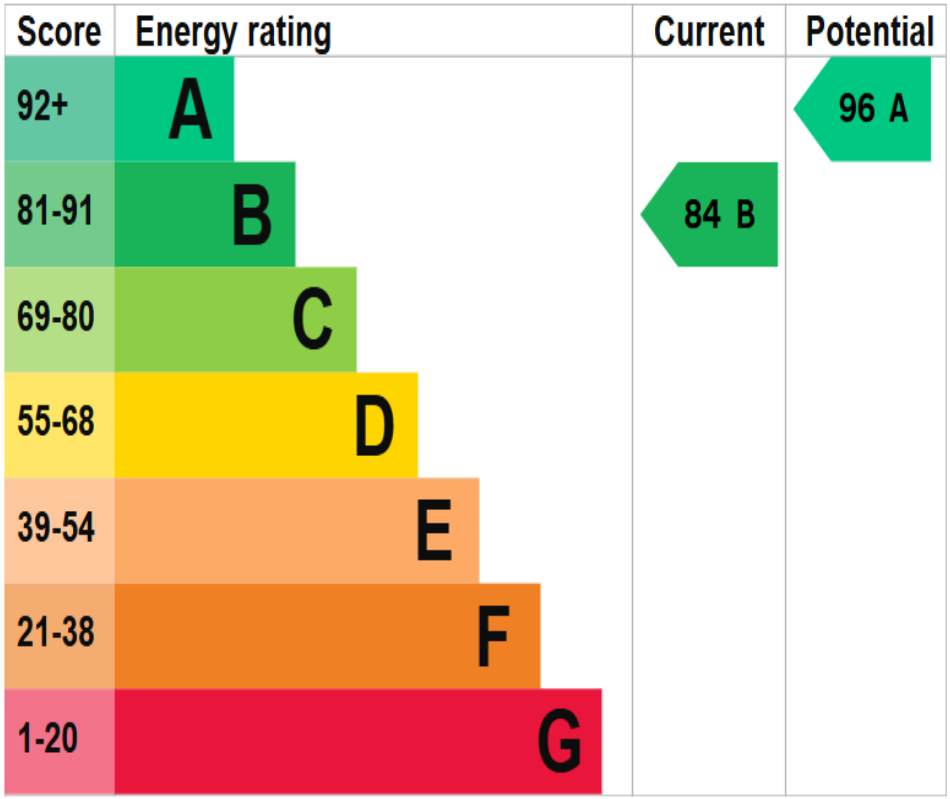
Rear Garden
A larger than average fully enclosed rear garden with an open rear aspect. Mainly laid to lawn with patio area, outside tap, gated side access.



Haxters End

Approximate Total Area
893 sq ft / 83.0 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. (ID1329000)



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

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