



**Glendale, Hemel Hempstead, HP1 1TG**  
**Offers In Excess Of £485,000**

Situated in a Cul de Sac in Boxmoor more is this spacious end of terraced townhouse. Boasting three/four bedrooms, fitted kitchen, utility room, downstairs cloakroom, gas central heating, double glazing and off road parking.

Located within easy reach of Hemel Hempstead Station which is only 28 minutes to London Euston, Boxmoor village centre and the M1. M25 and A41 road links.

### Entrance Hall

Front door, radiator and understairs cupboard.

### Cloakroom

Double glazed window, low level wc, wash hand basin with tiled splash backs.

### Utility Room 14'3 x 5'3 (4.34m x 1.60m)

Wall and base units with work surfaces to compliment, stainless steel sink with mixer tap, tiled splash backs, plumbing for washing machine, radiator and double glazed door to garden.

### Bedroom Four/Study 19'3 max x 11'0 max (5.87m max x 3.35m max)



Double glazed window and radiator.

### First Floor Landing

Two double glazed windows.

### Living/Dining Room 25'11 x 10'6 (7.90m x 3.20m)



Two double glazed window, two radiators, coving, TV point and oak flooring.

### Kitchen 9'1 x 7'5 (2.77m x 2.26m)



Fitted kitchen comprising wall and base units with work surfaces to compliment, stainless steel sink with drainer and mixer tap, tiled splashbacks, electric cooker point, cooker hood and tiled floor.

### Second Floor Landing

Double glazed window and airing cupboard.

### Bedroom One 14'0 x 10'1 (4.27m x 3.07m)



Double glazed window, radiator and fitted wardrobes.

**Bedroom Two 11'8 x 10'0 (3.56m x 3.05m)**



Double glazed window and radiator.

**Bedroom Three 7'7 x 6'6 (2.31m x 1.98m)**



Currently open plan to bedroom two. Double glazed window and radiator.

**Bathroom**



Double glazed window, panelled bath with

mixer tap and shower over, low level wc, wash hand basin with vanity unit and tiled walls.

**Front Garden**

Off road parking

**Rear Garden**



Laid to lawn with patio area and side access.

**Garage 7'9 x 5'9 (2.36m x 1.75m)**

# Floor Plan



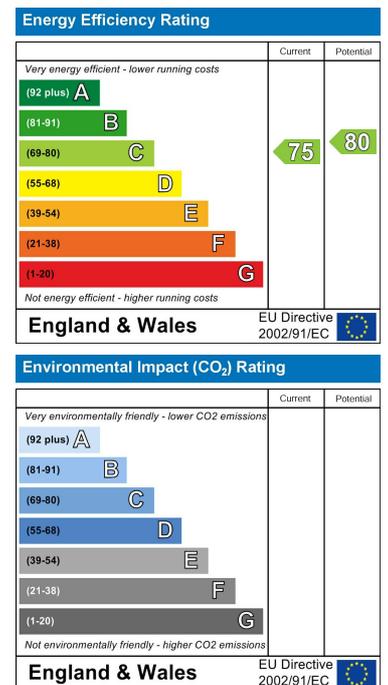
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# Area Map



# Energy Efficiency Graph



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