





£350,000

A three-bedroom end of terrace home located in the Woodhall Farm area of Hemel Hempstead, offering well-proportioned accommodation and potential for improvement. The ground floor comprises an open lounge/diner, kitchen, and a conservatory to the rear providing additional living space. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a private rear garden. There is also a garage and allocated parking. The property is situated within a popular residential area, with access to local amenities, schooling and transport links. NO CHAIN.

Property Description

Entrance Porch

Storage cupboard, radiator, door to living room.

Lounge/Diner

Double glazed window to front, three radiators, understairs storage cupboard, stairs rising to first floor, door to kitchen.

Kitchen

Range of floor and wall mounted units, built in oven, electric hob, space for washing machine, space for dishwasher, space for fridge freezer, stainless steel sink with drainer, wall mounted gas boiler, radiator, door to conservatory.

Conservatory

Double glazed sliding door to rear garden, radiator.

Landing

Doors to all bedrooms and bathroom, radiator, access to loft.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to front, airing cupboard housing hot water cylinder, radiator.

Bathroom

Frosted double glazed window to rear, WC, pedestal hand wash basin, panel bath, radiator.

Rear Garden

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

Front garden

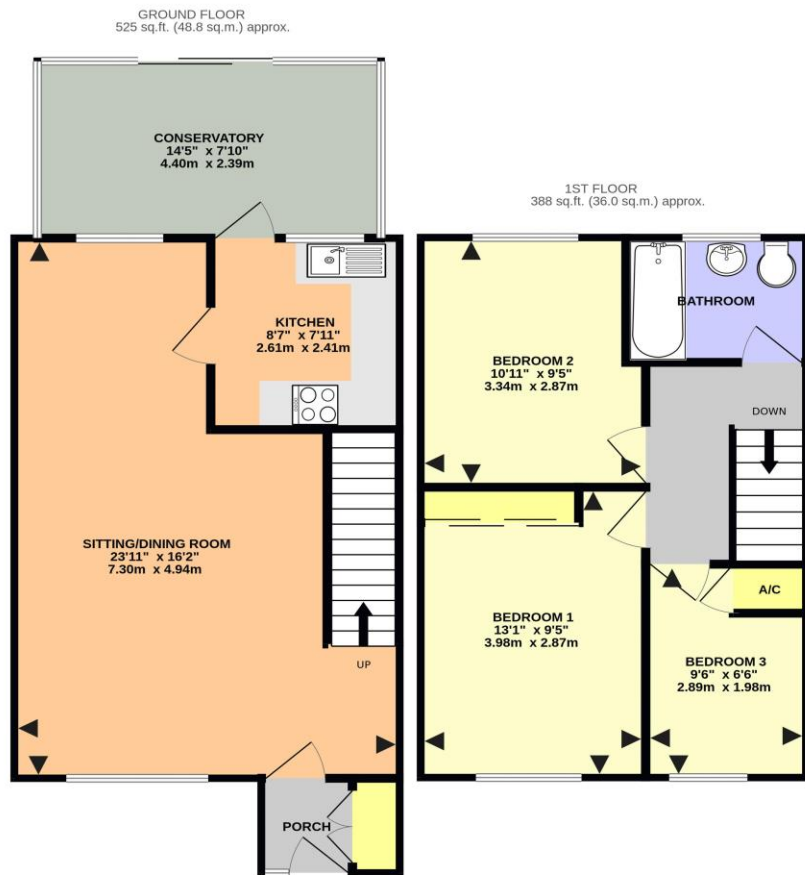
Mainly laid to lawn with path leading to front door.

Garage

Parking

One allocated parking space.

Council tax band C



TATTERSHALL DRIVE, HEMEL HEMPSTEAD HP2 7QE (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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

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