





**£550,000**

Located in this highly sought after cul de sac and benefitting from no upper chain. This spacious detached family home boasts a generous south facing rear garden as well as a garage and driveway parking for several cars. With potential to extend subject to the necessary permissions and briefly comprising a large lounge dining room, fitted kitchen, downstairs cloakroom, three generous bedrooms and a family shower room. Located just off High Street Green within walking distance of popular schools for all ages and local shops.

# Property Description

## Entrance Hall

Double glazed front door, stairs to the first floor, radiator, understairs storage space.

## Cloakroom

Comprising a low level WC, wash hand basin, double glazed window.

## Lounge/Diner

A dual aspect room with a double glazed sliding doors to the front garden and double glazed sliding doors to the rear garden, two radiators, feature floor to ceiling stone fireplace and surround, TV point.

## Kitchen

Fitted with a range of base and eye level storage units, work surface areas with an inset single drainer sink unit with mixer tap, built in electric hob with oven below and extractor over, tiled surrounds, plumbing and space for washing machine, double glazed door and window to the rear garden.

## Landing

Stairs to the first floor, access to the loft space, double glazed window to the side.

## Bedroom One

Double glazed window to the front, radiator, storage cupboard, built in wardrobes.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the front, radiator.

## Shower Room

A three piece suite comprising a low level WC wash hand basin, walk in in shower, tiled surrounds, double glazed window to the rear, radiator.

## Outside

### Garage

Situated alongside with up and over power and lighting, wall mounted gas boiler, door to the rear garden.

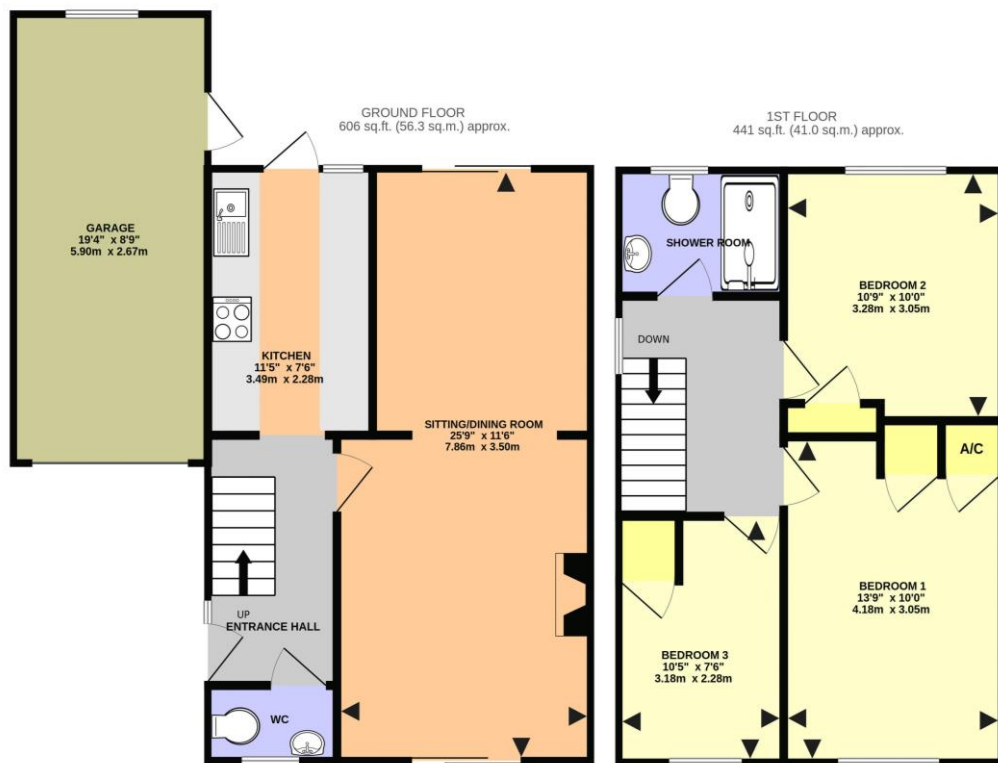
### Front Garden

A larger than average front garden laid mainly to lawn with surrounding borders, outside light, block paved driveway providing further off road parking.

### Rear Garden

A feature of the property it the fully enclosed southerly facing rear gardens, with a full width paved patio to the immediate rear. laid mainly to lawn with established well stocked surrounding borders, outside light, timber storage shed, gated side access.

**COUNCIL TAX BAND: E**



BRANKSOME CLOSE, HEMEL HEMPSTEAD HP2 7AG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

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