





Guide Price
£450,000

A beautifully presented three-bedroom property which has been recently refurbished and is offered to the market with the benefit of no onward chain. The property is approached via secure gated access and features a front garden, together with an attractive outdoor seating area. Internally, the accommodation comprises an open-plan lounge and dining area, a modern kitchen and downstairs shower room. To the rear, a well-established extension with underfloor heating provides valuable additional living space, while a separate outbuilding has been converted to create a useful home office. To the first floor are three well-proportioned bedrooms, complemented by a modern family bathroom. Further benefits include a separate garage, providing useful additional storage. With its modern finish and additional outdoor space, the property would make a suitable home for families, first-time buyers or those looking for a property that is ready to move into.

Property Description

Front garden

Electric gate, artificial lawn with pathway leading to front door, covered seating area.

Dining/ family room

Double glazed window to front, three radiators, door to downstairs shower room, opening to kitchen, opening to sitting room.

Sitting Room

Underfloor heating, radiator, bifold doors to rear garden.

Downstairs shower room

WC, hand wash basin, extractor fan, walk in shower unit.

Kitchen

Range of floor and wall mounted units, built in washing machine, built in dish washer, space for fridge freezer, built in oven, gas hob with extractor fan over, stainless steel sink with drainer.

Landing

Doors to all bedrooms and bathroom, access to part boarded loft via pull down ladder.

Bathroom

WC, hand wash basin, jacuzzi bath with shower over, integrated TV, radiator, extractor fan, double glazed frosted window to rear.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Rear Garden

Artificial lawn with patio area, seating area with pergola, door to studio.

Studio

Range of floor units, stainless steel sink with drainer, skylight, door to shower room - WC, walk in shower cubicle, hand wash basin in vanity unit.

Garage

Garage in block.



BRONTE CRESCENT, HEMEL HEMPSTEAD HP2 7NT (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1343 sq.ft. (124.7 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A	71 C	85 B
81-91	B		
69-80	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.

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