





**Offers in the Region
Of £375,000**

This well presented two/three bedroom house is situated just a short walk to local schools, shops and parks and briefly comprises two double bedrooms, one currently split into two, modern fitted kitchen & bathroom, dual aspect lounge and outbuildings providing storage and a study/utility space. the property also boasts well maintained front & rear gardens.

Property Description

Entrance Hall

UPVC double glazed front door set below a canopy storm porch opens to the entrance hall, stairs to the first floor, under stairs cupboard, radiator.

Lounge/Diner

Dual aspect room with double glazed windows to both the front and rear, two radiators, TV point.

Kitchen

A refitted kitchen boasting a range of base and eye level storage units, work surface areas with an inset single drainer stainless steel sink unit with mixer tap set below a double glazed window to the rear, four ring gas hob with oven below, plumbing and space for washing machine, tiled surrounds, double glazed door to the side.

First Floor Landing

Stairs to the first floor, double glazed window to the side, access to the loft, gas boiler

Bedroom One

The master bedroom has been partitioned to form two rooms with two double glazed windows to the front, radiator, storage cupboard.

Bedroom Two

Double glazed window to the rear, radiator.

Bathroom

A luxury refitted bathroom with a low level WC, wash hand basin with mixer tap set in a vanity unit with cupboard below, panel bath with mixer tap and shower over, heated towel rail, tiled surrounds, double glazed window to the rear..

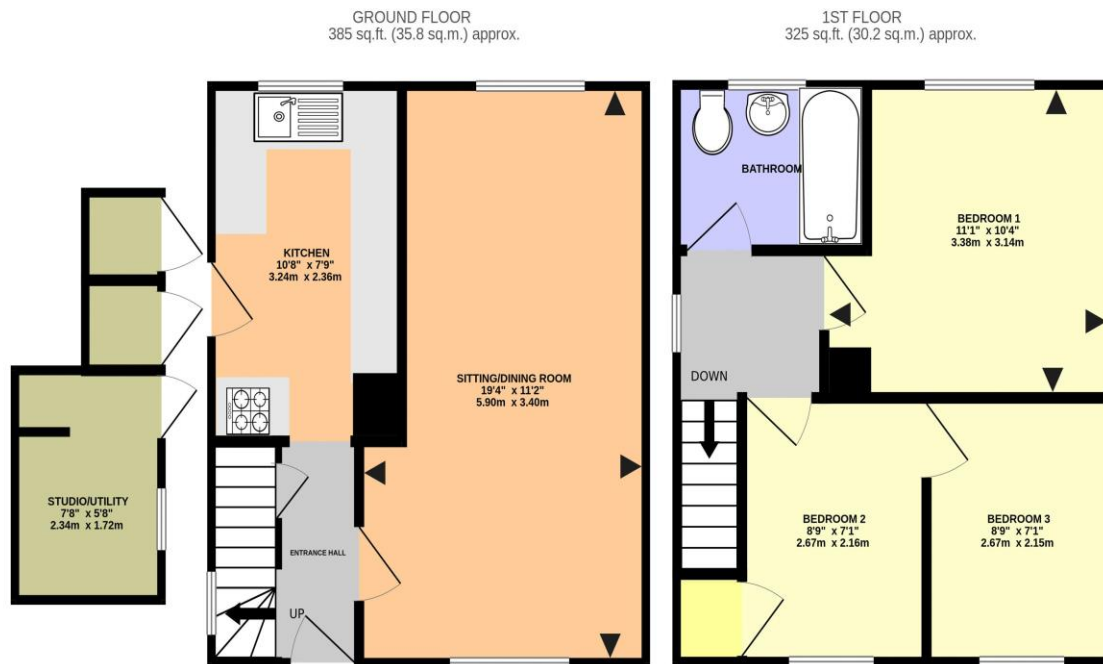
Outside

Front Garden

Laid mainly to lawn and screened by mature hedging, path to the front door.

Rear Garden

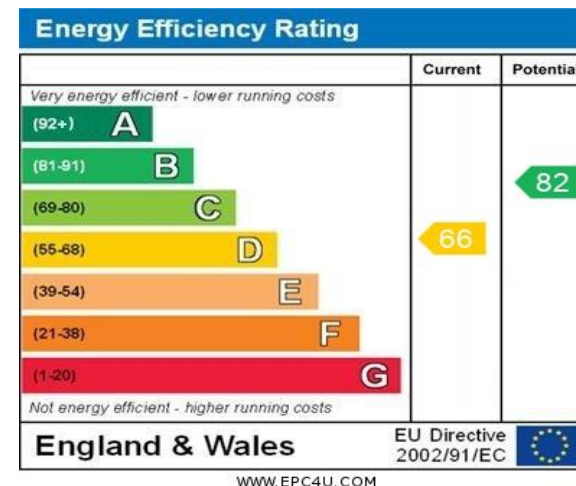
A fully enclosed generous rear garden screened by panel fencing, paved area to the immediate rear, outside cold water tap, laid mainly to lawn, gated side access, Two very useful brick storage sheds, one used as an office / utility room with power and lighting.



ALLANDALE, HEMEL HEMPSTEAD HP2 5AT (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.

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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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