





**Offers in Excess of  
£600,000**

A fantastic opportunity to acquire a detached three bedroom family home offered for sale with no upper chain and standing on a generous plot in this highly sought after residential location. Boasting tremendous potential to extend subject to the necessary permissions and briefly comprising a spacious L shaped lounge dining room, fitted kitchen, downstairs cloakroom, family bathroom. With a larger than average double length garage and ample driveway parking. All located within walking distance to popular schools for all ages and just a short walk to local

# Property Description

## Entrance Porch

Double glazed sliding door opens to the entrance porch, outside light tiled floor.

## Entrance Hall

Double glazed door, stairs to the first floor, understairs cupboard, radiator, thermostat control, double glazed window to the front.

## Cloakroom

Comprising a low level WC, wash hand basin, double glazed window to the side, wall mounted gas boiler.

## Lounge/Diner

Panel glazed door opens to an L shaped lounge dining room.

## Lounge

A dual aspect room with double glazed window to the front and double glazed sliding doors to the rear garden, radiator.

## Dining Area

Double glazed window to the rear, radiator, serving hatch from the kitchen.

## Kitchen

Fitted with a range of base and eye level storage units, work surface areas, inset single drainer stainless steel sink unit with mixer tap set below a double glazed window to the rear, tiled surrounds, plumbing and space for dish washer and washing machine, built in electric oven and four ring gas hob, tiled surrounds, radiator, door to side lobby.

## Side Lobby

Double glazed door to the front, door to the garage.

## Landing

Stair to the first floor, access to the loft, door to the airing cupboard, double glazed window to the front.

## Bedroom One

Double glazed window to the rear, radiator.

## Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes, wall light points.

## Bedroom Three

Double glazed window to the front, radiator.

## Bathroom

A three piece suite comprising a low level WC, wash hand basin, panel bath with shower over, tiled surrounds, radiator, double glazed window to the side.

## Garage

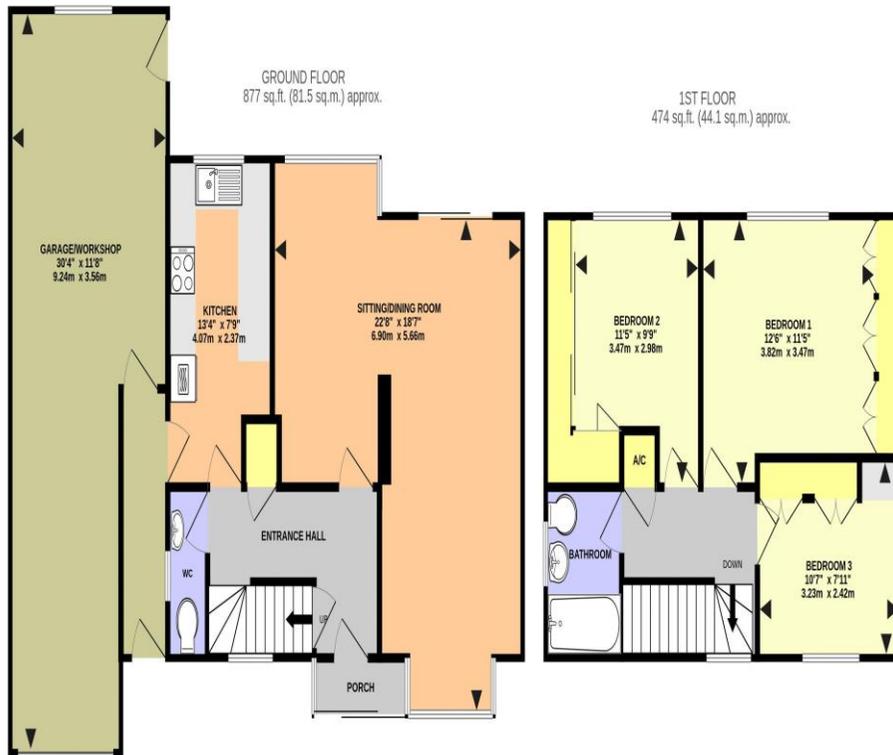
Electric roller door opens to a larger than average double length garage with lighting ample power points, gas meter, double glazed door to the rear garden

## Driveway

Block paved driveway proving off road parking for several vehicles.

## Front Garden

Open plan front garden laid to lawn.



PEASCROFT ROAD, HEMEL HEMPSTEAD HP3 8ES (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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.

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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