Michael ANTHONY

Northend, Hemel Hempstead

Offers in the Region Of £400,000 Freehold



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Offers in the Region Of £400,000

We are delighted to present this lovely three-bedroom family home, ideally situated in the popular Northend area of Hemel Hempstead. The property offers a fitted kitchen with integrated appliances, providing a practical and modern space for everyday family living. The home also benefits from three good-sized bedrooms, offering plenty of space for families, couples or those looking for additional room to work from home. Conveniently located close to local shops and schools, the property is ideally positioned for day-to-day amenities and family life.

Property Description

ENTRANCE
Door to:

ENTRANCE HALL
Large built in storage cupboard, radiator, stairs to first floor, doors to lounge, kitchen and cloakroom.

CLOAKROOM
Frosted double glazed window to rear aspect. Low level w.c., wash hand basin with storage under, part tiled walls, tiled floor.

LOUNGE
Double glazed bay fronted window to front aspect. Radiator.

KITCHEN
Bi-folding doors to garden. Range of wall mounted and floor standing units with work surface over, Island with tumble dryer under, inset sink with mixer tap, integrated washing machine and dishwasher, integrated oven and microwave, integrated fridge freezer, integrated gas hob with extractor over, part tiled walls.

LANDING
Access to loft space, built in storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE
Double glazed window to rear aspect. Range of built in wardrobes, radiator.

BEDROOM TWO
Double glazed window to front aspect. Radiator.

BEDROOM THREE
Double glazed window to front aspect. Radiator.

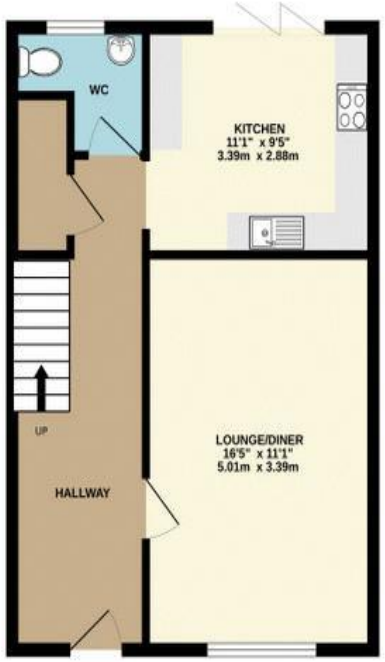
BATHROOM
Frosted double glazed window to rear aspect. Low level w.c, wash hand basin with storage below, shower cubicle, mirrored unit, towel radiator, part tiled walls.

OUTSIDE

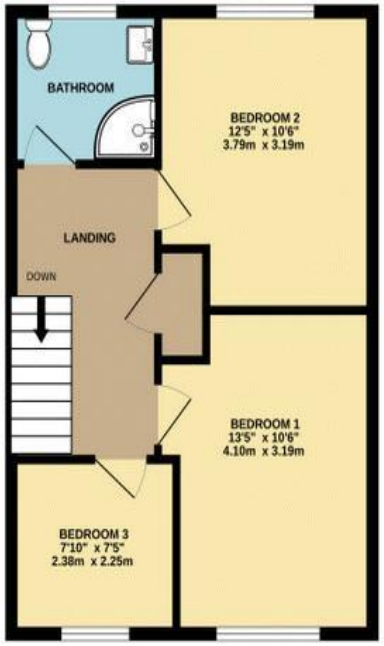
FRONT GARDEN
Pathway to front door with shingled area to either side.

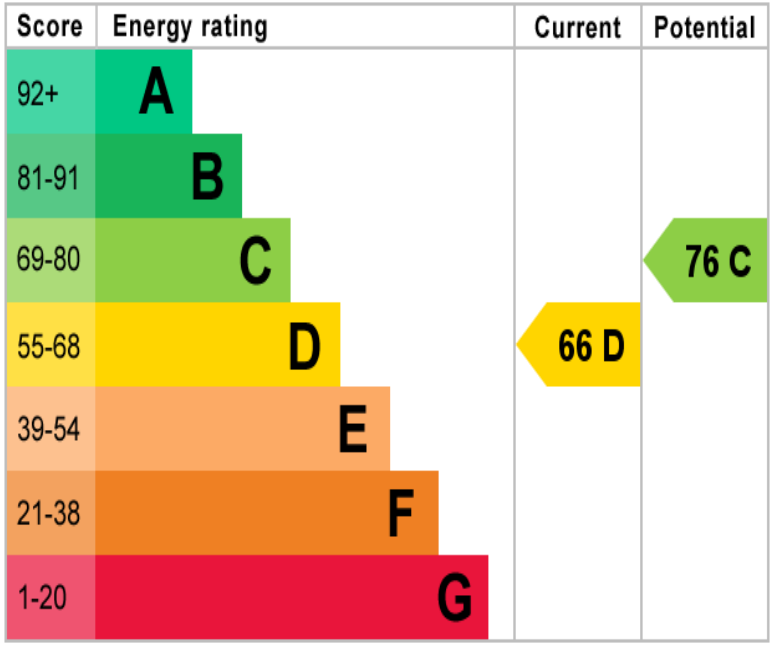
REAR GARDEN
Patio seating area, steps to small shingled area, gated access at rear, outside tap and power.

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.





TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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