





**£485,000**

Located in the popular Corner Hall area of Hemel Hempstead, this three-bedroom semi-detached home is offered to the market with no upper chain. The ground floor comprises a living room, separate dining room, fitted kitchen, family bathroom, and a separate WC. Upstairs, there are three well-proportioned bedrooms. Externally, the property benefits from a private rear garden and a converted garage/studio with its own shower room. To the front of the property is a driveway providing off-road parking. Conveniently situated close to local shops, schools, parks, and transport links, this property is well placed for a range of everyday amenities.

# Property Description

## Entrance Porch

Door to entrance hall.

## Entrance Hall

Stairs rising to first floor, radiator, door to lounge, door to bathroom and separate WC.

## Lounge

Double glazed bay window to front, radiator, open fireplace.

## Dining Room

Radiator, opening to kitchen.

## Kitchen

Range of floor and wall mounted units, space for washing machine, space for dishwasher, space for fridge freezer, built in oven, gas hob with extractor fan over, wall mounted gas boiler, radiator, double glazed window to rear, skylight, door to rear garden.

## Bathroom

Panel bath, frosted double glazed window to side, extractor fan.

## Separate WC

WC, hand wash basin, frosted double glazed window to side, radiator, extractor fan.

## Bedroom 1

Double glazed window to front, radiator.

## Bedroom 2

Double glazed window to rear, storage cupboard, radiator.

## Bedroom 3

Double glazed window to rear, radiator.

## Studio

Window to rear garden, door to bathroom with WC, shower cubicle, hand wash basin, extractor fan.

## Front garden

Driveway providing off road parking.

## Rear Garden

mainly laid to lawn, studio, side gated access, feature of the property, full enclosed, extremely private, established gardens, steps down to the lawn garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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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