







**Offers in Excess of  
£600,000**

Michael Anthony are delighted to offer to the market this beautifully presented four double bedroom SEMI DETACHED home within walking distance of Apsley Station. The property offers spacious accommodation throughout, including FOUR DOUBLE BEDROOMS, kitchen, lounge/diner, separate study or family room, new REFITTED BATHROOM, with downstairs WC and separate utility room. With a well maintained rear garden, garage and driveway parking, viewings on this property are highly recommended!

# **Property Description**

## **ENTRANCE**

Part glazed door to:

## **ENTRANCE HALL**

Stairs to first floor, understairs storage cupboard, doors to lounge/diner, kitchen and cloakroom.

## **CLOAKROOM**

Double glazed window to front aspect. Low level w.c., wall mounted wash hand basin with splash back tiling.

## **FAMILY ROOM**

Double glazed window to front aspect. Feature fireplace with inset fire.

## **LOUNGE/DINER**

Three double glazed windows to rear aspect, double glazed french patio doors to garden. Feature fireplace, television point, three radiators.

## **KITCHEN/BREAKFAST ROOM**

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface, ceramic sink and drainer with mixer tap, space for oven and fridge, built in table, radiator, archway to utility room, part glazed door to side entrance.

## **SIDE ENTRANCE**

Double glazed sliding patio door to, door to kitchen, storage cupboard housing gas central heating boiler, storage cupboard housing tumble dryer.

## **UTILITY ROOM**

Two double glazed windows to front aspect. Space for washing machine, dishwasher and freezer, radiator.

## **LANDING**

Access to loft space via drop down ladder, airing cupboard housing hot water cylinder, doors to all rooms.

## **BEDROOM ONE**

Double glazed window to front aspect. Range of built in wardrobes, built in storage cupboard, radiator.

## **BEDROOM TWO**

Double glazed window to front aspect. Built in wardrobe, radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Built in wardrobe, radiator.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Two double glazed windows to rear aspect. Four piece suite comprising low level w.c., wall mounted wash hand basin with mixer tap, shower cubicle, panelled bath with mixer tap, complimentary tiling, spotlights, wall mounted heated towel rail.

## **OUTSIDE**

### **GARAGE & PARKING**

Private feature paved driveway, separate shared driveway with access to garage with up and over door.

### **FRONT GARDEN**

Steps to front door, raised flower beds.

### **REAR GARDEN**

Mainly laid to lawn with flower and shrub beds, crazy paved patio, side access, pathway to extra seating area, shed.



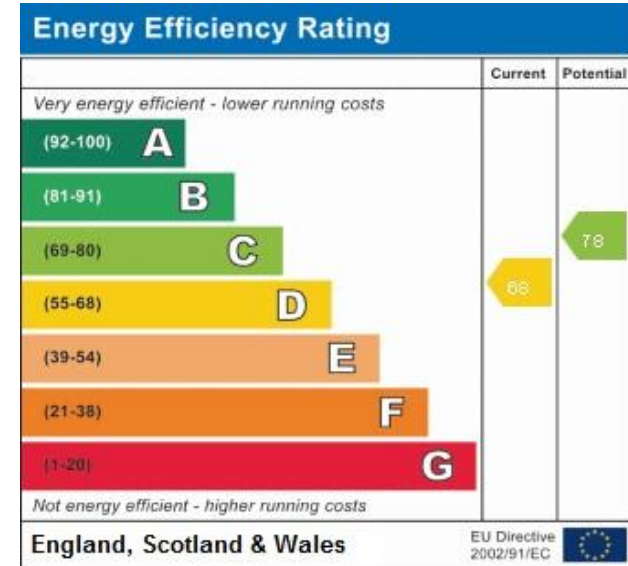
GROUND FLOOR  
1081 sq.ft. (100.4 sq.m.) approx.



HIGHBARNES, HEMEL HEMPSTEAD HP3 8AF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1704 sq.ft. (158.3 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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