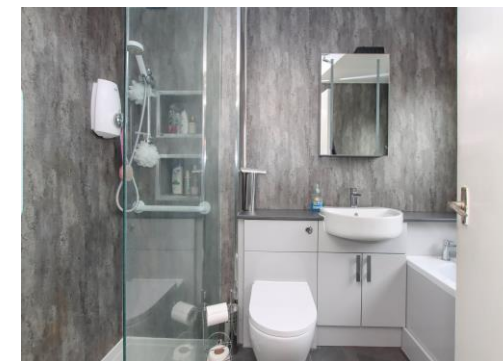






£375,000

Offered with no upper chain, this larger than average three bedroom end of terrace home boasts a garage and driveway parking as well as private south facing corner plot gardens. Located in a cul de sac location just a short walk of sought after schools for all ages and local shops. Briefly comprising, a downstairs cloakroom, spacious lounge dining room, fitted kitchen with built in appliances and a luxury recently refitted four piece bathroom with walk in shower.

Property Description

Entrance Hall

UPVC double glazed front door, stairs to the first floor, under stairs storage cupboard, further storage cupboard, Johnson & Starley gas warm air heating system.

Cloakroom

Comprising a low level W, wash hand basin, double glazed window to the front.

Lounge/Diner

Glazed door to the lounge dining room, double glazed window to the front, twin double glazed doors to the rear garden, TV point, war air vent.

Kitchen

Fitted with a range of base and eye level storage units, work surface areas and breakfast bar, inset single drainer stainless steel sink unit with mixer tap set below double glazed window to the rear, built in four ring gas hob, and built in double oven, integrated dish washer, tiled surrounds and flooring, warm air vent, recessed spot lights, double glazed door to the rear.

Landing

Stairs to the first floor, access to the loft space, storage cupboard, door to the airing cupboard, double glazed window to the front.

Bedroom One

Double glazed window to the rear, warm air vent, built in wardrobes.

Bedroom Two

Double glazed window to the rear, warm air vent, built in wardrobes.

Bedroom Three

Double glazed window to the front.

Family Bathroom

A luxury refitted four piece suite comprising a low level WC and wash hand basin with mixer tap fitted in a vanity unit and surround with cupboard below, bath with mixer tap, walk in double shower with glass screen, double glazed window to the front.

Outside

Garage & Driveway

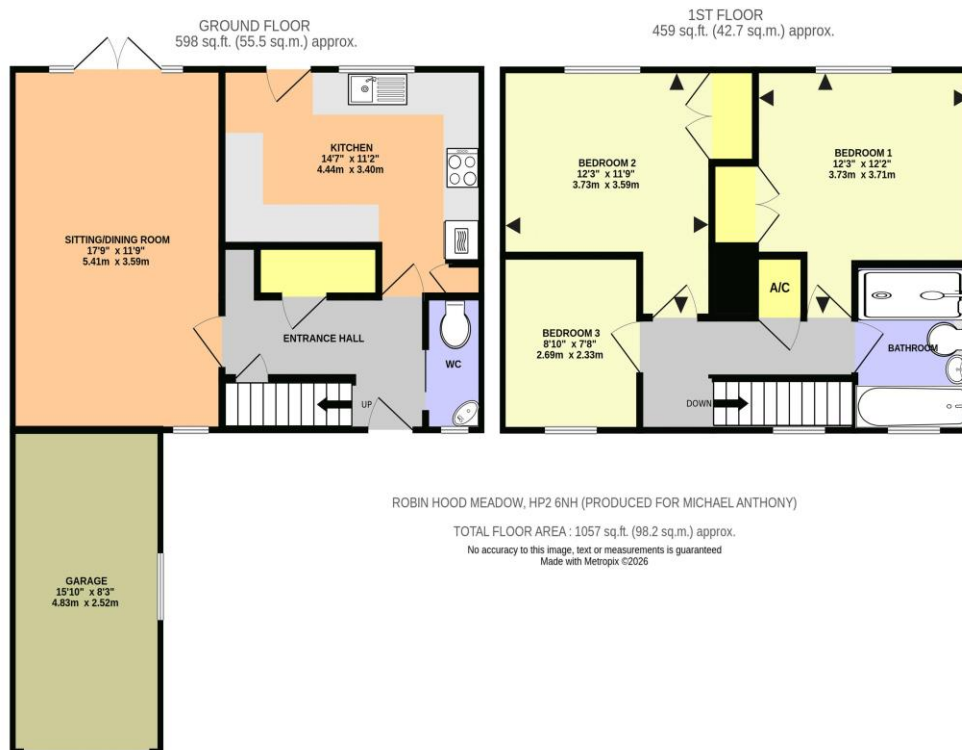
With an up and over door, power and lighting, meters, double glazed window, driveway parking to the front of the garage.

Front Garden

Screened by mature hedging, laid to lawn with path to the front door.

Rear Garden

A south facing fully enclosed private corner plot rear garden with paved patio area, laid mainly to lawn, outside cold-water tap, light and power points, gated side access.



Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- Smart meters
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

- Email
- Copy link to clipboard
- Print

7 Robin Hood Meadow
HEMEL HEMPSTEAD
HP2 6NH

Energy rating

D

Valid until

24 September 2036

Certificate number

2160-1626-5680-9416-3178

Property type

End-terrace house

Total floor area

87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

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

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk