Michael ANTHONY

Hunters Oak, Hemel Hempstead

£500,000 Freehold




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# £500,000

Located in the popular residential area of Hunters Oak, Hemel Hempstead, this modern and well-presented four-bedroom semi-detached property offers spacious and practical accommodation. The ground floor comprises a lounge and an extended kitchen/diner, providing space for everyday living and dining. The garage has been partially converted to create a useful utility room and downstairs cloakroom, with some garage space remaining. Upstairs, there are four bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking to the front and a private rear garden. Conveniently located for local shops, schools and transport links, the property is well placed for everyday amenities.

# Property Description

**Entrance Hall**
Stairs rising to first floor, radiator, door to living room.

**Living Room**
Double glazed bay window to front, electric fireplace, radiator, door to kitchen.

**Kitchen**
Range of floor and wall mounted units, built in oven, electric hob with extractor fan over, stainless steel sink with drainer, space for dishwasher, space for fridge freezer, radiator, velux windows, sliding door to rear garden, door to utility.

**Utility room**
Double glazed window to rear garden, wall mounted gas boiler, space for washing machine, space for tumble dryer, space for fridge, door to cloakroom.

**Cloakroom**
WC, hand wash basin in vanity unit, door to garage.

**Landing**
Storage cupboard, access to loft via pull down ladder, doors to all bedrooms and bathroom.

**Bedroom 1**
Double glazed window to front aspect, radiator.

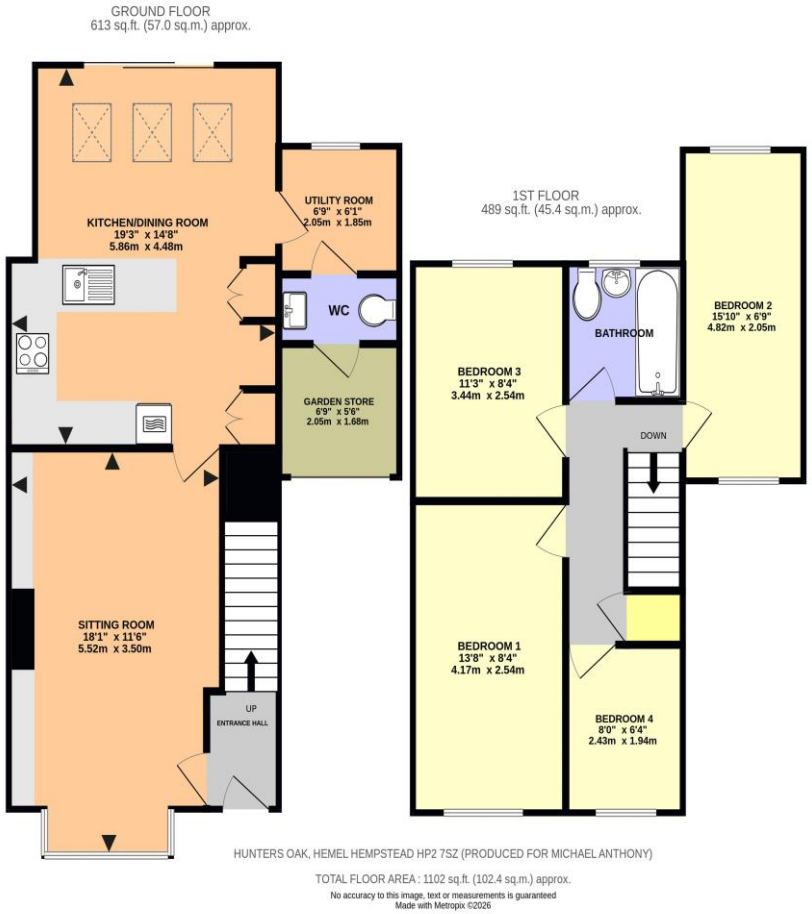
**Bedroom 2**
Double glazed window to rear and front aspect, radiator.

**Bedroom 3**
Double glazed window to rear, radiator.

**Bathroom**
Double frosted glazed window to rear, WC, hand wash basin in vanity unit, panel bath with shower over, heated towel rail, extractor fan.

**Bedroom 4**
Double glazed window to front aspect, radiator.

**Rear garden**
Mainly laid to lawn with patio area, storage shed.




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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