





**£425,000**

Situated in the popular Corner Hall area of Hemel Hempstead, this well-presented three-bedroom terraced home offers spacious and practical accommodation throughout. The ground floor comprises a welcoming entrance hall with a convenient cloakroom/WC, a spacious kitchen, a living room, and a conservatory providing additional living space with access to the rear garden. Upstairs, the property features three well-proportioned bedrooms and a family bathroom. Further benefits include a communal parking area and a convenient location close to local schools, shops, transport links, and a range of everyday amenities.

# Property Description

## **Entrance Hall**

Door to kitchen, door to cloakroom, door to living room, storage cupboard, stairs rising to first floor.

## **Cloakroom**

WC, hand wash basin in vanity unit, frosted double glazed window to front, radiator.

## **Lounge**

Radiator, double glazed sliding door to conservatory.

## **Conservatory**

Double glazed door to rear garden.

## **Kitchen**

Range of floor and wall mounted units, integrated fridge freezer, integrated dishwasher, space for washing machine, built in oven, gas hob with extractor fan over, stainless steel sink with drainer, wall mounted gas boiler, radiator, double glazed window to front.

## **Landing**

Doors to all bedrooms and bathroom, storage cupboard, airing cupboard housing hot water cylinder, access to loft via pull down ladder.

## **Bedroom 1**

Double glazed window to rear, built in wardrobe, radiator.

## **Bedroom 2**

Double glazed window to front, built in wardrobe, radiator.

## **Bedroom 3**

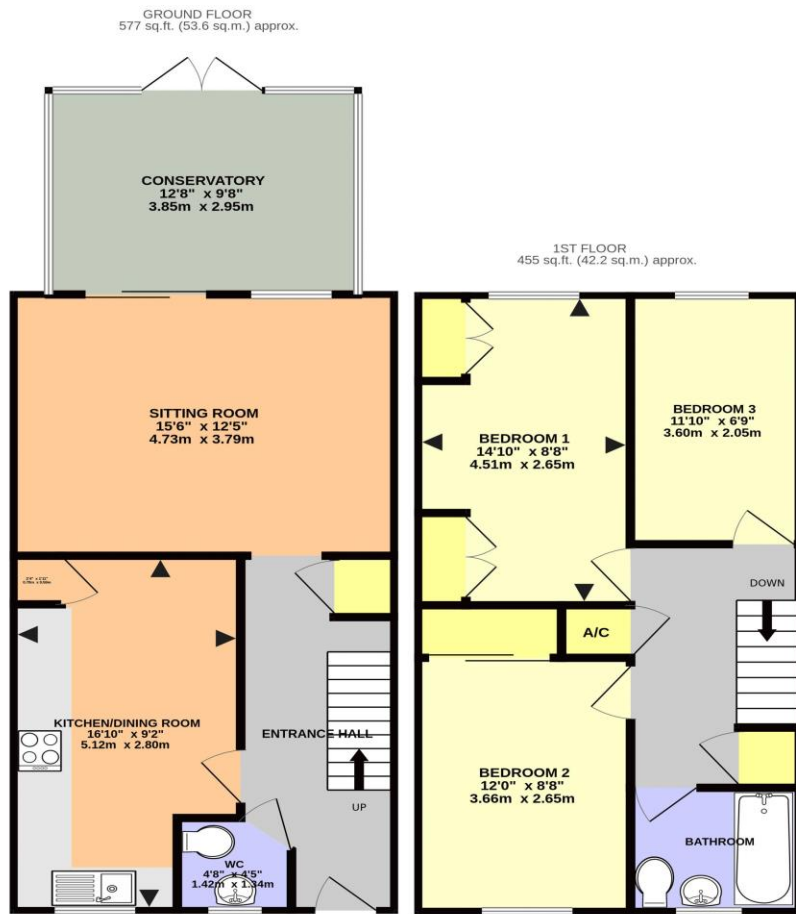
Double glazed window to rear, radiator.

## **Bathroom**

WC, panel bath with shower over, heated towel rail, extractor fan, frosted double glazed window to front.

## **Rear Garden**

Mainly laid to lawn with shrub beds.



BRERETON COURT, HEMEL HEMPSTEAD HP3 9JS (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.  
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