





**Offers in Excess of  
£375,000**

Located in the sought-after Warners End area of Hemel Hempstead, this well-presented two double bedroom home offers spacious and comfortable living throughout. The property benefits from a generous driveway providing off-road parking for multiple vehicles and a private south-facing rear garden, perfect for enjoying the sun all day. Inside, the home features a bright living space, a fitted kitchen, and two generous-sized double bedrooms. Ideally situated close to local schools, shops, amenities, and transport links, this property is an excellent choice for first-time buyers, downsizers, or investors.

# Property Description

## Entrance

Door to:

## Entrance Hall

Double glazed window to rear aspect, stairs to first floor, doors to lounge

## Lounge

Radiator, double glazed windows to front aspect, feature fireplace, doors leading to kitchen, spotlights

## Kitchen

Gas hob, Stainless steal sink with drainer, integrated dishwasher, range of floor and wall mounted cupboards, radiator, electric oven, extractor fan over hob, double glazed window to rear aspect, spotlights

## Utility room

space for washing machine and dryer, space for fridge/freezer, door leading to rear garden, built in storage cupboard

## Landing

Built in storage cupboard, doors to bedroom and bathroom

## Bedroom 1

Built in wardrobes, Double glazed windows to front aspect, radiator, over the stairs built in storage cupboard

## Bedroom 2

Double glazed window to rear aspect, radiator

## Bathroom

Frosted double glazed windows to rear aspect, radiator, WC, tiled walls, panelled bath with shower over, hand wash basin in vanity unit,

## Rear Garden

Laid lawn with patio area, south facing,

## Parking

Driveway for multiple cars



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