





## Offers in the Region Of £525,000

A spacious and well-presented four-bedroom extended terraced home situated in this highly sought after HP1 location, within walking distance to Hemel mainline station and close to popular schools for all ages. The ground floor comprises an entrance porch, living room, cloakroom/WC, kitchen/ dining room and a family room with direct access to the private rear garden. To the first floor are four generously sized bedrooms and a family bathroom. Outside, the property benefits from a block-paved driveway to the front providing off-road parking. The property is conveniently located within easy reach of local schools, shops, parks and everyday amenities. Hemel Hempstead town centre, Hemel Hempstead railway station, with services into London Euston, and the M1 and M25 motorway networks are all easily accessible.

# Property Description

## **Entrance Porch**

Frosted double glazed window to front, opening to entrance hall.

## **Entrance Hall**

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

## **Cloakroom**

WC, extractor fan, hand wash basin in vanity unit.

## **Lounge**

Double glazed window to front, feature fireplace, radiator.

## **Kitchen**

Range of floor and wall mounted units, space for washing machine, space for dishwasher, space for dryer, space for fridge freezer, built in oven, gas hob with extractor fan over, wall mounted combination boiler.

## **Dining area**

Double glazed bifold door to rear garden, sky light, radiator.

## **Bedroom One**

Double glazed window to front, radiator.

## **Bedroom Two**

Double glazed window to front, radiator.

## **Bedroom Three**

Double glazed window to rear, radiator.

## **Bedroom Four**

Double glazed window to rear, radiator.

## **Bathroom**

Panel bath with shower over, WC, frosted double glazed window to rear, pedestal hand wash basin, heated towel rail.

## **Front garden**

Block paved driveway.

## **Rear Garden**

Mainly laid to lawn with patio area, brick built storage shed, water tap, side access gate.



CUTTFIELD TERRACE, HEMEL HEMPSTEAD HP1 2AW (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1301 sq.ft. (120.8 sq.m.) approx.

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