





£275,000

Offered with no upper chain and in outstanding condition throughout, this first floor maisonette has recently undergone complete redecoration, as well as having brand new windows installed, other benefits include an updated gas boiler and a new garage roof and door, briefly comprising a spacious lounge dining room, fitted kitchen, two double bedrooms and a luxury bathroom. Located in a quite cul de sac within Adeyfield, just a short walk from local shops and popular schools.

Property Description

Entrance

UPVC double glazed door, stairs to the first floor.

First Floor Landing

Access to the loft, radiator.

Lounge/Diner

Twin glazed doors open to the spacious lounge dining room. Two new double glazed windows to the rear, radiator, feature fireplace and surround, TV point, recessed spot lighting.

Kitchen

Fitted with a range of base and eye level storage units, work surface areas with an inset single drainer stainless steel sink unit with mixer tap set below a new double glazed window to the rear, built in four ring gas hob with oven below and extractor over, wall mounted combination gas boiler, tiled surrounds, radiator.

Bedroom One

New double glazed window to the front, radiator, built in wardrobes.

Bedroom Two

New double glazed window to the front, radiator, built in wardrobes.

Bathroom

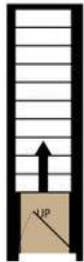
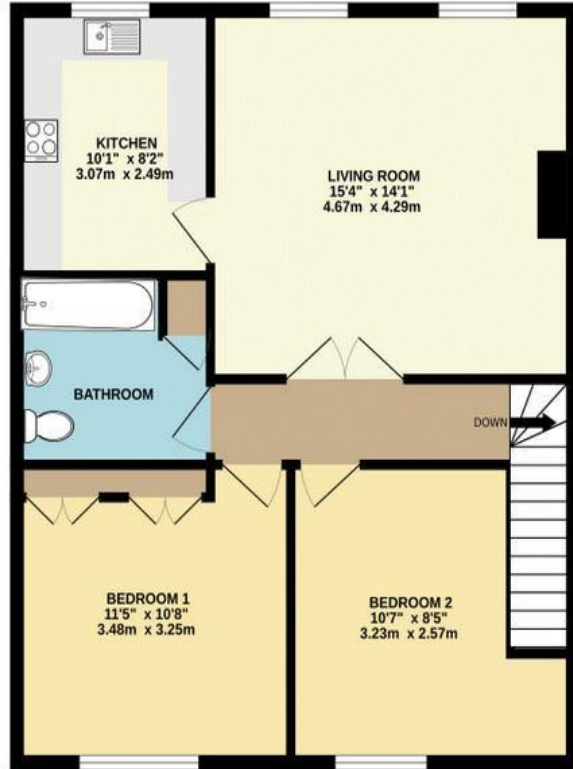
A three piece suite comprising a low level WC, wash hand basin, panel bath with shower over, tiled surrounds, radiator, extractor fan.

Garage

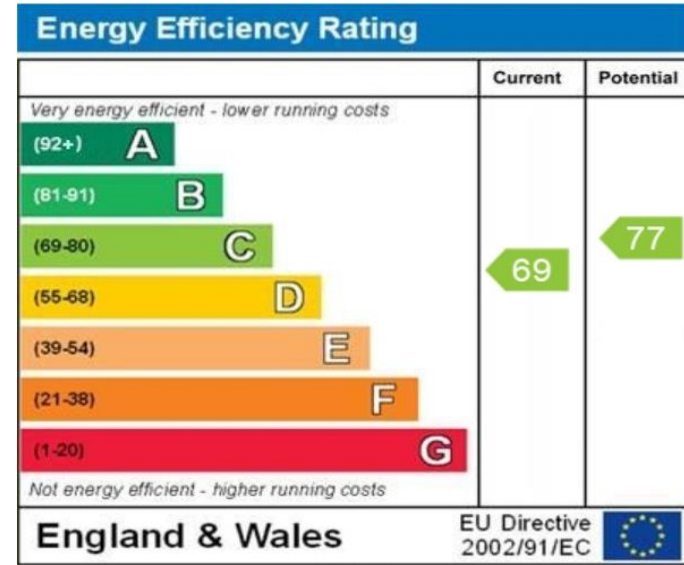
Situated to the rear of the property with a recently replaced door and roof, power and lighting.

GROUND FLOOR
39 sq.m. (122 sq.ft.) approx.

1ST FLOOR
699 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with MyMapplan ©2020



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