





£425,000

A spacious and extended three-bedroom family home ideally situated in the highly desirable Old Town area of Hemel Hempstead. The property offers generous room sizes throughout, including a bright living room, well-proportioned bedrooms, and additional living space created by a side extension. Outside, the south-facing rear garden enjoys sunshine throughout the day and provides an excellent space for relaxing and entertaining. Further benefits include a garage and off-road parking. Conveniently located within walking distance of the Old Town High

Property Description

Entrance Hall

UPVC front door opens to the entrance hall, Stairs rising to first floor, radiator, door to kitchen.

Kitchen

A refitted kitchen with a range of floor and wall mounted units, Corian worktops, space for fridge freezer, space for dishwasher, space for washing machine, built in oven, electric hob with extractor fan over, 1 1/2 bowl sink, double glazed window to front, wall mounted gas boiler serving central heating and hot water.

Lounge/Diner

Two radiators, double glazed sliding door to rear garden, serving hatch from kitchen, opening to bedroom 4/study.

Study/ bedroom 4

Door to rear garden, double glazed window to side, door to wet room, radiator.

Wet room

Shower, hand wash basin, WC, extractor fan, frosted double glazed window to front.

Landing

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

Bedroom 1

Double glazed floor to ceiling bay window to rear, radiator.

Bedroom 2

Double glazed floor to ceiling bay window to front, radiator.

Bedroom 3

Double glazed window to rear, radiator.

Bathroom

Walk in shower unit, part tiled walls, WC, hand wash basin in vanity unit, frosted double glazed window to front, heated towel rail.

Outside

Front Garden

An enclosed front garden screened by a picket fencing with gated access, path to the front door.

Rear Garden

Wrap around garden with rear and front access gates, patio, brick built shrub beds, storage shed.

Garage

Situated to the rear of the property with metal up and over door, power and lighting. Additional parking space to the front of the garage.



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