





**£450,000**

Located in a wonderful position on this exceptionally sought after development built in 2022, is this beautifully presented two-bedroom home, situated close to the Grand Union Canal and within easy reach of both Berkhamsted & Hemel Hempstead, each with mainline train stations into London Euston. Downstairs, the home offers a cloakroom, a fitted modern kitchen, and a spacious living/dining room. Upstairs are two good-sized bedrooms, with the main bedroom benefiting from an en-suite shower room and a luxury family bathroom.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Door to downstairs cloakroom, door to lounge, open access to kitchen, built in storage cupboard.

## LOUNGE/DINER

Double glazed patio door to rear aspect. Built in storage cupboard, radiator.

## KITCHEN

Double glazed window to front aspect. Range of wall mounted and floor standing units with work surface over, integrated oven and gas hob, extractor over, integrated dishwasher and fridge/freezer, one and a half stainless steel sink with granite drainer and mixer tap, spotlights, radiator.

## LANDING

Access to loft space, radiator, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Built in storage cupboard, radiator, door to en-suite.

## EN-SUITE

Frosted double glazed window to front aspect. Low level w.c., wall mounted wash hand basin with mixer tap, shower cubicle, part tiled walls, spotlights, extractor.

## BEDROOM TWO

Double glazed window to rear aspect. Built in storage cupboard, radiator.

## BATHROOM

Low level w.c., wall mounted wash hand basin with mixer tap, panelled bath with shower over, towel radiator, spotlights, extractor fan, shaver point.

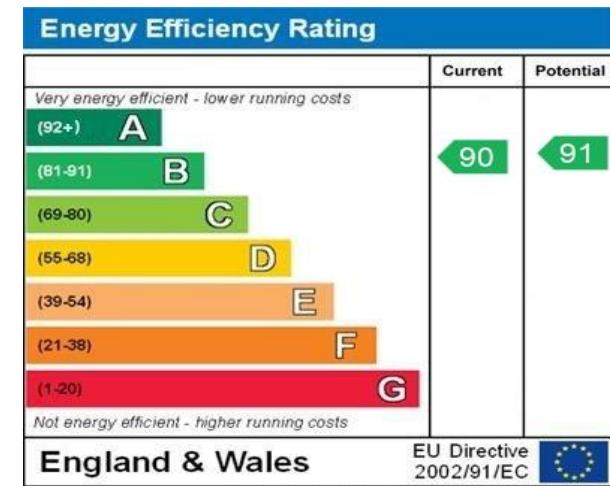
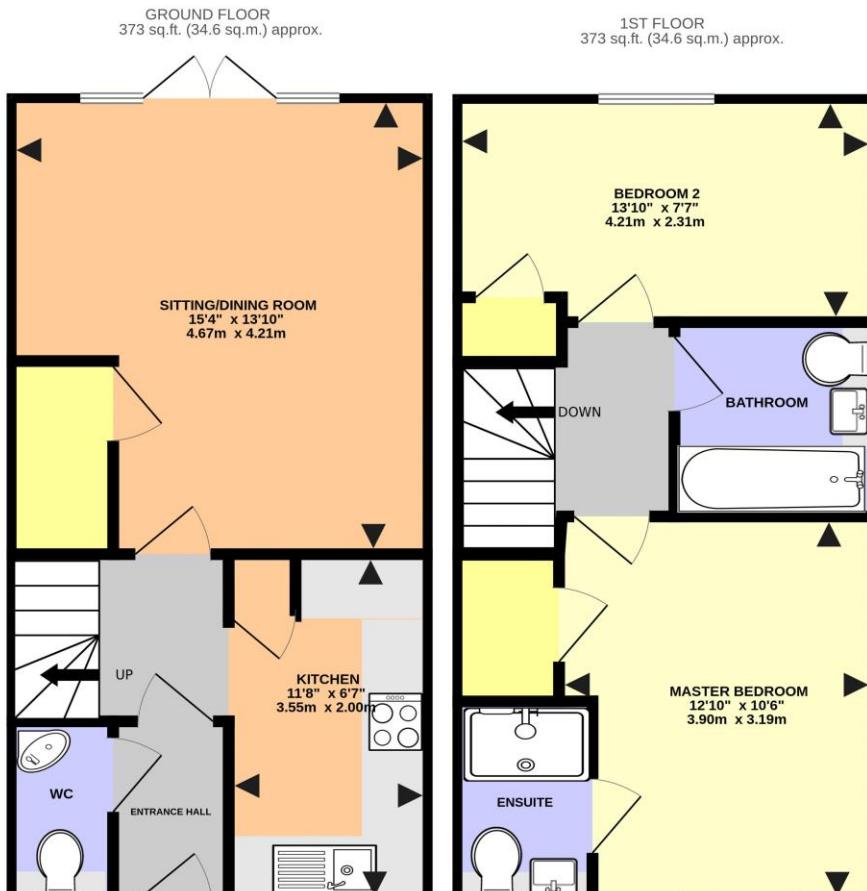
## OUTSIDE

## PARKING

Two allocated parking spaces.

## REAR GARDEN

Landscaped with patio and lawn areas, rear gated access, outside tap.



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