





£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.

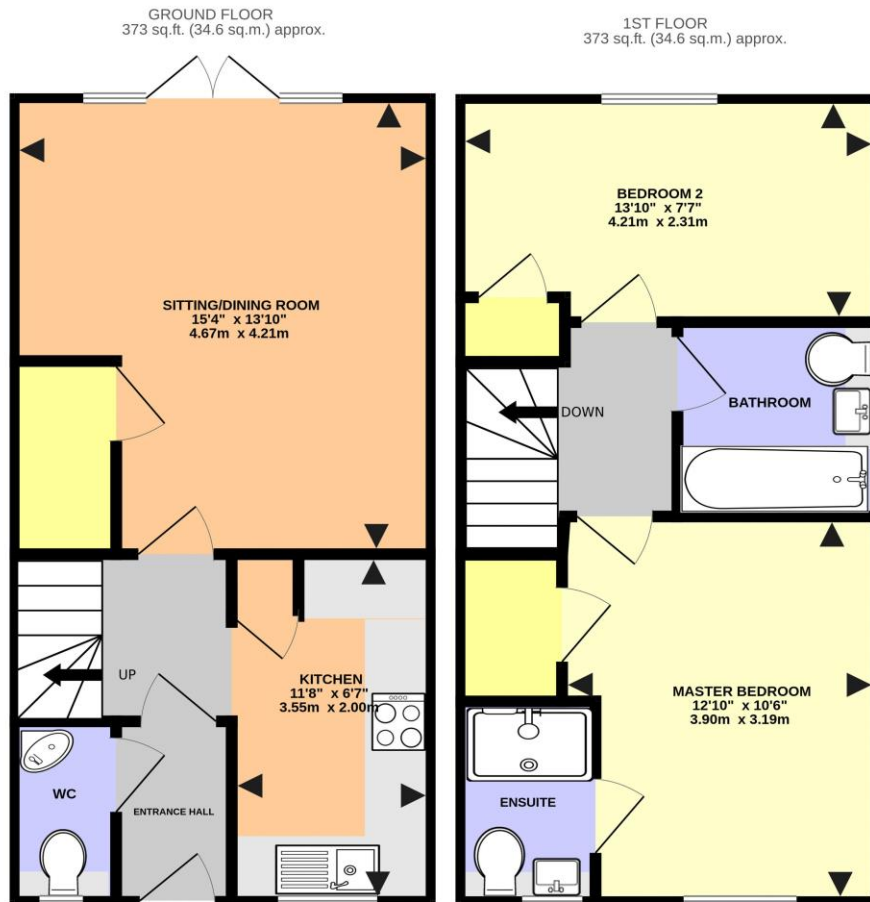
OUTSIDE

PARKING

Two allocated parking spaces.

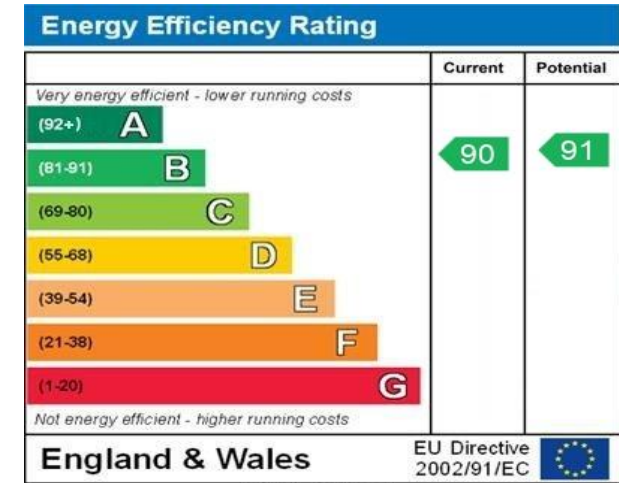
REAR GARDEN

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



WESTBROOK DRIVE, HEMEL HEMPSTEAD HP1 2EF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.
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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.

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33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk