Michael ANTHONY

Cotterells, Hemel Hempstead

£340,000 Freehold



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Offered with no upper chain and oozing with character, this beautifully presented cottage home is located within walking distance of both Hemel town centre and mainline station and must be viewed to be fully appreciated, briefly comprising a lovely cottage lounge with feature fireplace leading to a separate dining room with feature fireplace and wood burner, the kitchen is fully fitted with integrated appliances, with a downstairs cloakroom and cellar offering excellent storage. To the first floor can be found two double bedrooms and a luxury four piece bathroom accessed from the main bedroom. To compliment this lovely cottage home are the beautifully maintained southerly facing rear gardens which have been designed with ease of maintenance in mind and boast a large timber built summerhouse.

Property Description

Entrance
Steps rise to the front door.

Lounge
Double glazed window to the front, feature fireplace and surround with an inset gas fire, radiator, cupboards housing meters, exposed floor boards.

Inner Hallway
Stairs rising to the first floor.

Dining Room
Exposed floor to ceiling brick fireplace with inset wood burner, double glazed window radiator, exposed floor boards, door to the cellar.

Cellar
With limited head space but proving excellent storage, power and lighting, window to the front.

Kitchen
Fitted with a range of base and eye level storage units, solid wood work surfaces and upstands with an inset enamel sink with mixer tap set below a double glazed window, gas hob with canopy extractor over and oven below, built in washing machine, dishwasher and fridge freezer, recessed spot lighting.

Rear Lobby
Double glazed door to the rear garden, Velux window.

Cloakroom
With low level WC, wash hand basin double glazed window.

First Floor Landing
Stairs to the first floor.

Bedroom One
Double glazed window to the rear, radiator, feature original fireplace, door to airing cupboard.

Bathroom
A luxury four piece suite comprising of a free standing ball and claw bath with mixer tap, low level WC, wash hand basin, tiled shower cubicle with hand held shower attachment and fixed rainfall shower head, double glazed window, towel rail, recessed spot lighting.

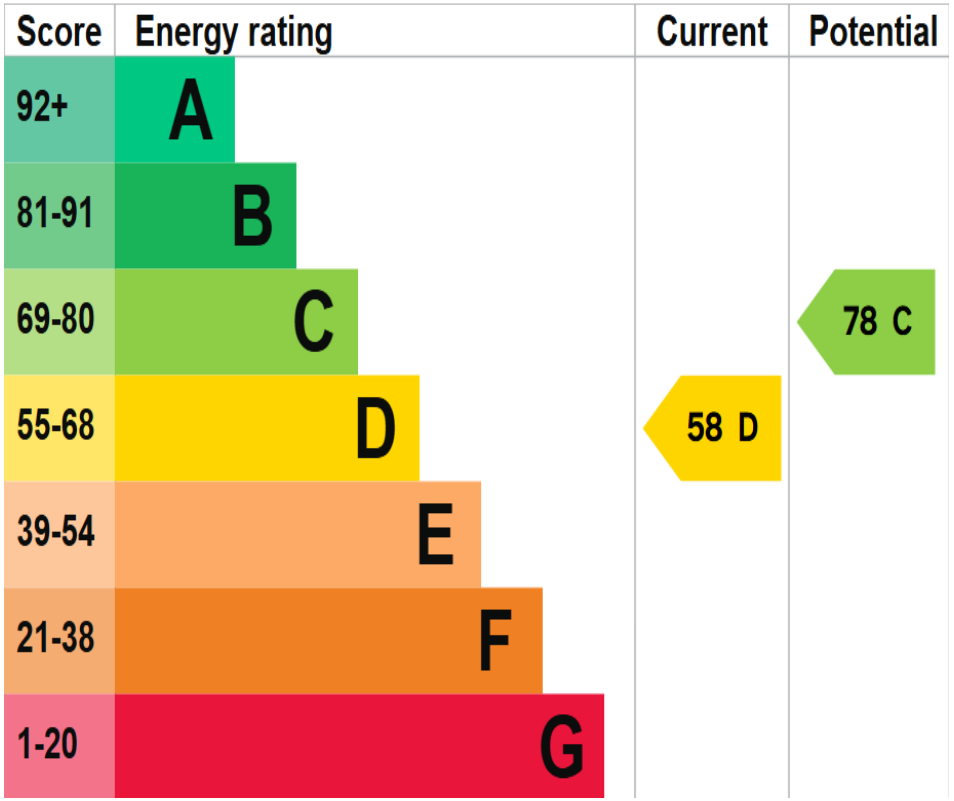
Bedroom Two
Double glazed window to the front, radiator.

Outside

Front Garden
Steps to the front door outside light.

Rear Garden
A feature of the property is the established southerly facing rear garden, extending to over 70 feet in depth, set over four tiers and arranged with ease of maintenance in mind, outside cold water tap, gated access, at the foot of the garden can be found a spacious timber summerhouse which could be used for either a home office or gym with power and lighting.





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

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