





**Offers Over
£500,000**

Set in a highly sought after location close to the old town and town centre, this immaculately presented and extended 1930s three bedroom semi-detached family home has been well maintained throughout. Comprising lounge, dining room, kitchen, cloakroom, conservatory, three double bedrooms a landscaped south facing garden and driveway parking.

Property Description

ENTRANCE

Front door with storm porch over to:

ENTRANCE HALL

Double glazed window to front aspect. Radiator, stairs rising to first floor, doors to lounge, WC and kitchen/dining room, wood effect flooring.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, wash hand basin, heated towel rail, wood effect flooring.

LOUNGE

Double glazed bay window to front aspect. Radiator, wood effect flooring, fireplace with wood burner.

KITCHEN

Double glazed windows to rear and side aspects, double glazed doors to conservatory. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, integrated fridge freezer, washing machine, dishwasher, oven, and electric hob with extractor fan over; wall-mounted gas combi boiler concealed in unit.

CONSERVATORY

Double glazed windows and doors on a low level brick base.

LANDING

Double glazed frosted window to side aspect. Access to part boarded loft space with two Velux windows via drop down ladder, doors to:

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator, a range of built-in wardrobes.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, panelled bath with separate shower unit, heated towel rail, tiled walls and floor, extractor fan.

OUTSIDE

PARKING

Block paved driveway providing parking for two cars.

FRONT GARDEN

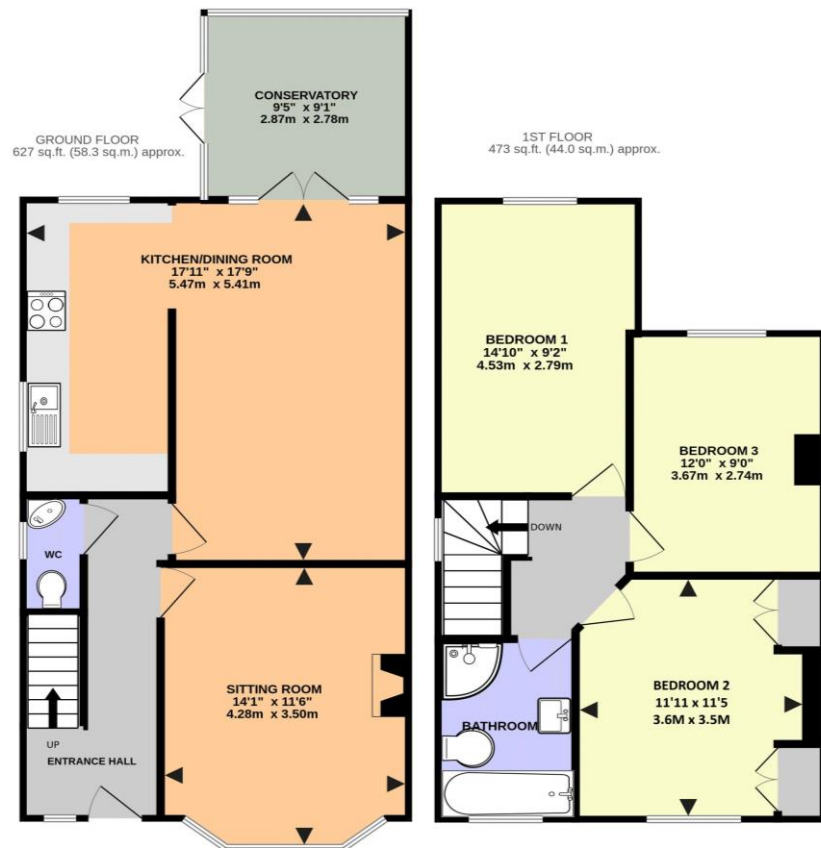
Raised flower and shrub beds, stairs rising to front door.

REAR GARDEN

Landscaped rear garden with patio area, stairs rising to lawn and shingled area, mature flower and shrub beds, outside tap and light, passage leading to front.

COUNCIL TAX BAND: D

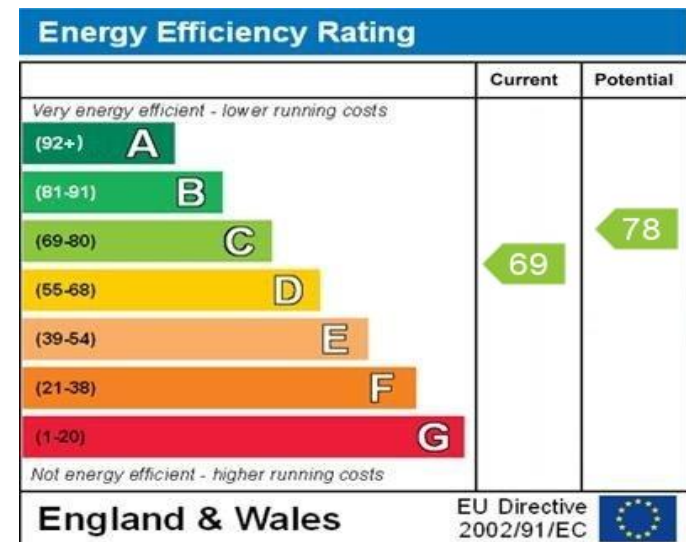
EPC RATING: C



CHRISTCHURCH ROAD, HEMEL HEMPSTEAD HP2 5BY (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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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