





**Offers in the Region
Of £525,000**

A beautifully presented three-bedroom semi-detached home, with off-road parking and lovely enclosed gardens, located in a quiet cul-de-sac just off Park Street Lane within easy reach of Park Street station and within walking distance of Park Street Primary School, as well as a range of local amenities and shops. while St Albans and motorway links are just a short drive away. The property also boasts a salon with it's own entrance and a high quality custom built workshop with a multitude of uses. Please note: Homes in Oliver Close were constructed using prefabricated reinforced concrete panels (PRC), also known as Wates Construction, this may limit mortgage availability and clients are advised to seek professional advice before submitting any offers to purchase.

Property Description

Entrance Hall

Front door opens to the entrance hall, radiator, stairs to the first floor, under stairs storage cupboard.

Lounge

Double glazed window to the front, wall hung radiator, TV point, multi fuel burner set in feature fireplace and surround.

Kitchen/Diner

Set in two defined areas.

Kitchen

Fitted with a range of base and eye level storage units, work surface areas and breakfast bar, inset sink unit with mixer tap set below a double glazed window to the rear, integrated washing machine, cupboard housing wall mounted gas boiler, space for range cooker, stainless steel extractor hood over, tiled surrounds, recessed spot lights. Door to side lobby with doors to front, rear and Salon.

Dining Area

With twin double glazed doors to the rear garden, wall hung radiator, built in storage cupboards.

Salon/ office

With double glazed windows to both front and rear, radiator, tiled flooring,

First Floor Landing

Stairs to the first floor, double glazed window to the side, access to the loft.

Bedroom One

Double glazed window to the rear, radiator, radiator, built in wardrobes.

Bedroom Two

Double glazed window to the front, radiator, built in wardrobes.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

A luxury refitted suite comprising a low level WC, wash hand basin with mixer tap housed in a vanity unit with cupboard below, P shaped bath with central mixer tap, overhead shower and glass screen, tiled surrounds.

Outside

Front Garden

Offering driveway parking for several vehicles.

Rear Garden

An undoubted feature of the property is the fully enclosed rear garden, with a full width paved patio leading on to a lawned garden, established well stocked surrounding borders, outside lighting, cold water tap and power points.

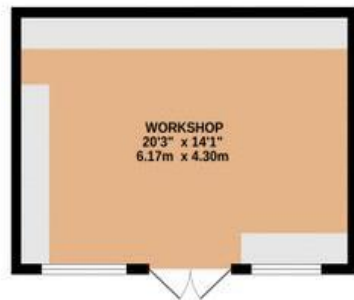
Workshop

A custom built workshop with a multitude of uses, with full power and lighting.

COUNCIL TAX BAND: D

EPC RATING: D

GROUND FLOOR
861 sq. ft. (80.0 sq.m.) approx.

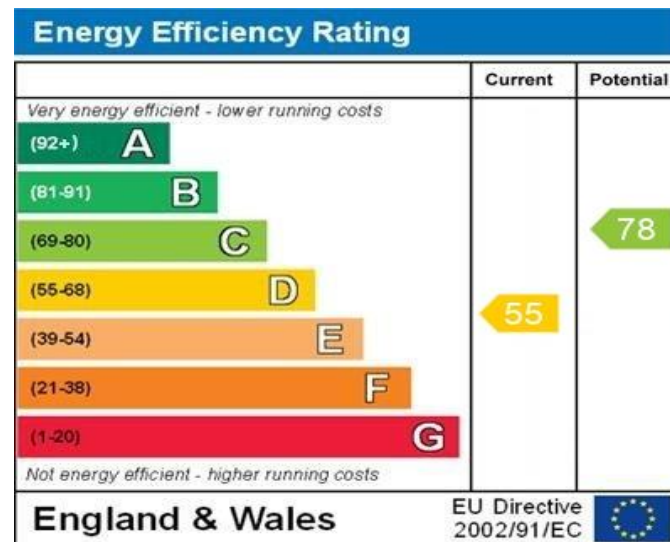


1ST FLOOR
425 sq. ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq. ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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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