





**£335,000**

Situated in a tucked away location in a sought after development, just a short walk to the Old Town and Gadebridge park this delightful two bedroom home offers surprisingly spacious accommodation. Comprising kitchen/breakfast room, lounge with access to the garden, downstairs WC, family bathroom and two double bedrooms. There is also ample communal parking close by.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Radiator, stairs to first floor, door to garden, storage cupboard, doors to kitchen, lounge and cloakroom.

## **CLOAKROOM**

Frosted double glazed window to rear aspect. Low level w.c., wall mounted wash hand basin, tiled floor.

## **LOUNGE**

Double glazed sliding doors to rear. Radiator.

## **KITCHEN**

Double glazed window to front aspect. Range of floor standing and wall mounted units with roll edge work surface over, one and a half bowl composite single drainer sink with mixer tap, electric oven and hob with extractor fan over, integrated fridge/freezer, space for washing machine and dishwasher, concealed gas boiler, radiator, tiled floor, tiled splashback.

## **LANDING**

Double glazed window to front aspect. Storage cupboard, doors to:

## **BEDROOM ONE**

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

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator, built in wardrobe.

## **BATHROOM**

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, panelled bath, shower cubicle, tiled floor and part tiled walls.

## **OUTSIDE**

## **FRONT GARDEN**

Low maintenance slate garden.

## **REAR GARDEN**

Mainly laid to lawn with patio and decking areas, raised flower beds, outside tap.

GROUND FLOOR 429 sq. ft.  
(39.9 sq. m.)

1ST FLOOR 428 sq. ft.  
(39.7 sq. m.)



Lavender Walk, Hemel Hempstead HP2 5SZ

TOTAL FLOOR AREA: 857 sq. ft. (79.6 sq. m.) approx.

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