





**Offers in Excess of
£330,000**

A two-bedroom end-of-terrace house situated in the Hunters Oak area of Hemel Hempstead, offered to the market with no upper chain. The accommodation comprises an entrance porch, living room and kitchen on the ground floor. Upstairs there are two generous sized bedrooms and a bathroom. Outside, the property benefits from a rear garden and allocated parking. The property is located close to local shops and schools with convenient access to Maylands Business Park, Hemel Hempstead town centre and the M1 and M25 motorway.

Property Description

Entrance Porch

Door to living room, storage cupboard, radiator.

Lounge

Window to front, radiator, opening to kitchen.

Kitchen

Range of floor and wall mounted units, built in oven, gas hob with extractor fan over, space for washing machine, stainless steel sink with drainer, wall mounted combination boiler, radiator, door to garden, double glazed window to rear.

Landing

Doors to both bedrooms and bathroom, access to loft.

Bedroom 1

Double glazed window to rear, built in wardrobe, radiator.

Bedroom 2

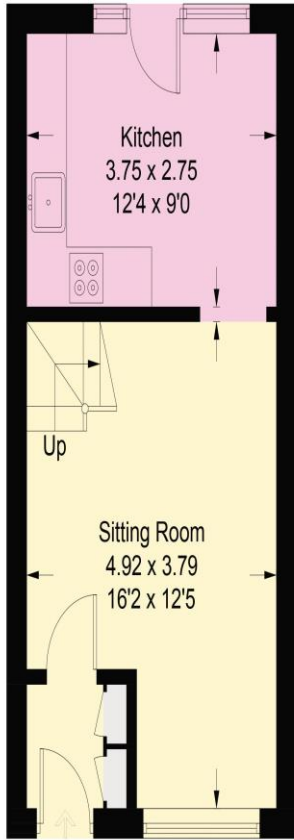
Window to front, built in wardrobe, radiator.

Bathroom

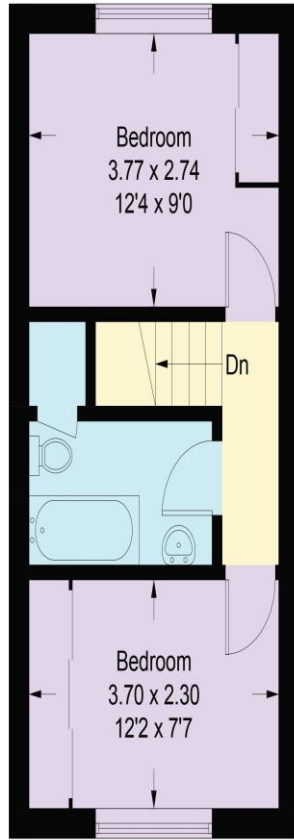
WC, panel bath, pedestal hand wash basin, extractor fan, storage cupboard, radiator.

Rear Garden

Mainly laid to lawn with patio area, storage shed, side access gate, water tap.



Ground Floor



First Floor



Hunters Oak

Approximate Total Area
632 sq ft / 58.7 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1310203)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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