





**Offers in Excess of  
£525,000**

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**

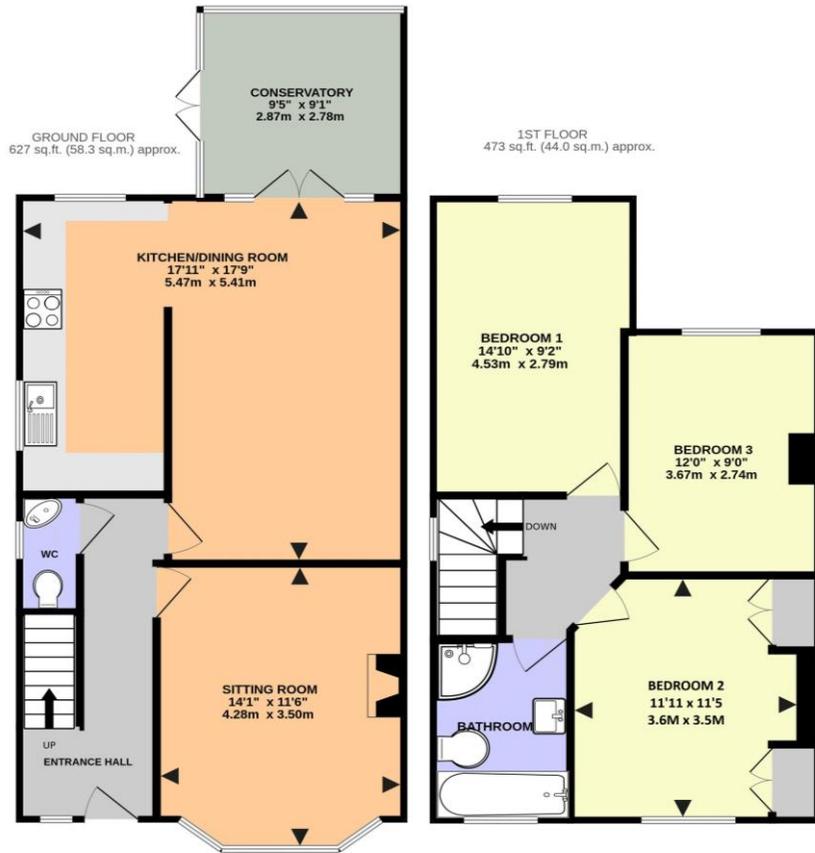
Raised flower and shrub beds, stairs rising to front door.

### **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**

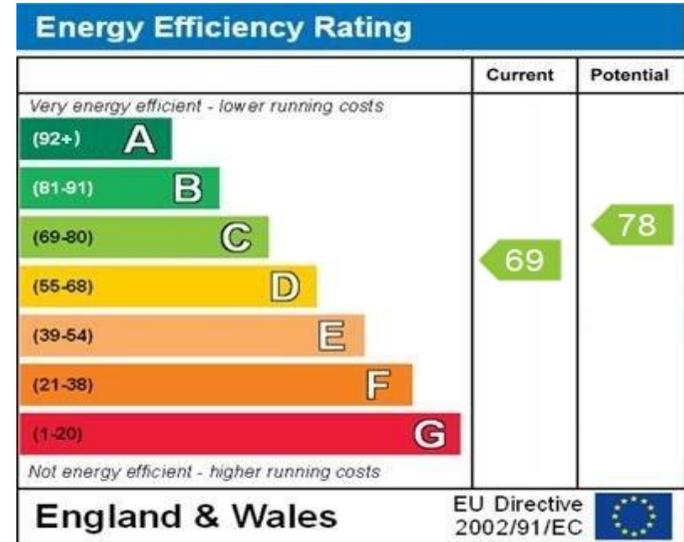
### **EPC RATING: C**



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.

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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