





£475,000

A well-presented and extended three-bedroom end-of-terrace home located in the popular area of Kipling Grove, Hemel Hempstead. The property offers a spacious open-plan kitchen/dining room, a downstairs WC, three good-sized bedrooms, and a family bathroom. The converted garage provides a versatile fourth bedroom or home office/study. Outside, there is a private rear garden and a detached outbuilding, currently used as a hairdressing salon, which could also make an ideal home office, studio, or treatment room. An excellent family home in a convenient location close to local schools, shops, and transport links.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Doors to fourth bedroom/study, wet room, opening straight into kitchen, lounge/diner.

LOUNGE/DINER/KITCHEN

Built in storage cupboard housing washing machine and further room for storage, marble tiled floor, stairs to all floors, spotlights, skylight.

DOWNSTAIRS W.C/WETROOM

Frosted double glazed window to front aspect. Shaving point, hand wash basin with storage, w.c, walk in shower, extractor.

KITCHEN

Double glazed window to rear aspect. Range of floor and wall mounted cupboards, electric oven, gas hob, sink with drainer, integrated fridge freezer, integrated dishwasher, boiler, island.

LANDING

Two built in storage cupboards, access to boarded loft with ladders, doors to bedrooms and door to bathroom.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR/STUDY

Frosted double glazed window to front aspect. Built in wardrobes, spotlights.

BATHROOM

Frosted double glazed window to rear aspect. Panelled bath with hand held shower attachment, hand wash basin with storage under, tiled floors, tiled walls, extractor fan, heated towel rail.

OUTSIDE

OUTBUILDING

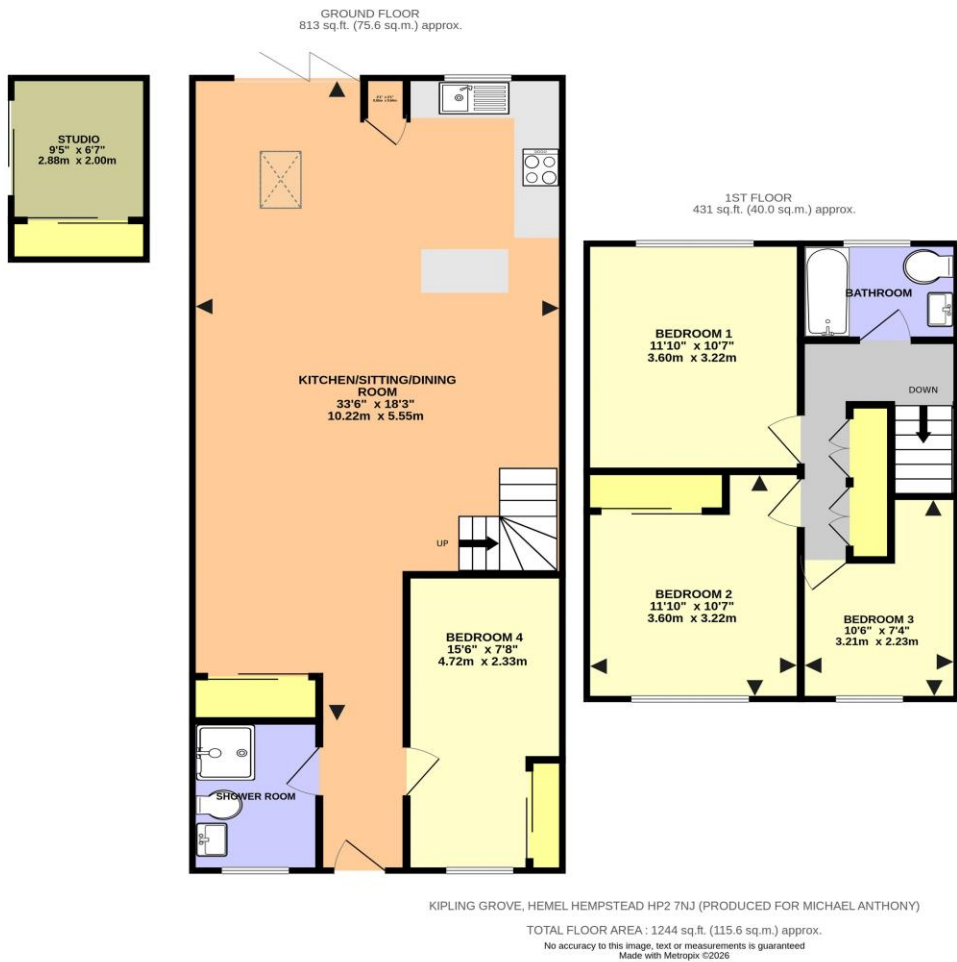
Insulated, electric, light, power, built in storage.

PARKING

Driveway parking.

REAR GARDEN

Artificial lawn, patio area, gated access to front, covered seating decked area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 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

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk