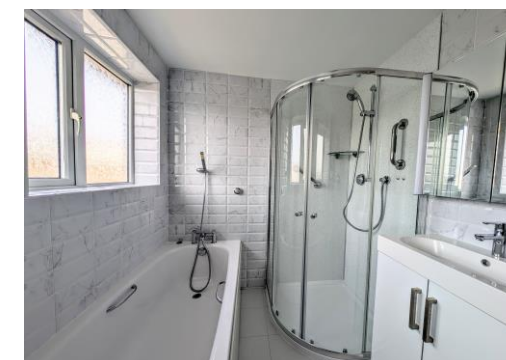






£415,000

Michael Anthony are pleased to present this three-bedroom terraced house in the desirable HP1 location, close to the station, shops and schools. The ground floor of the property features a generous, open plan lounge/dining room, fitted kitchen and conservatory leading to the garden. The first floor comprises of three, well proportioned bedrooms and a modern four piece family bathroom. The enclosed rear garden offers two brick built storage sheds with electricity, rear access as well as access to the garage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Frosted double glazed window to front aspect. Stairs to first floor, built in storage cupboard, radiator, doors to open plan lounge/diner.

LOUNGE

Double glazed bay window to front aspect. Radiator, electric fire, internet point, satellite point, archway leading to dining room.

DINING ROOM

Radiator, door leading to kitchen, archway into conservatory.

CONSERVATORY

Double glazed patio door to garden.

KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, integrated oven and gas hob with extractor over, space for fridge/freezer, washing machine and dishwasher, sink and drainer with mixer tap, built in storage cupboard, door leading to garden.

OUTSIDE BUILDING

Double glazed window to side, frosted double glazed window to rear. Stainless steel sink with mixer tap, space for dryer.

LANDING

Access to insulated loft space, built in storage cupboard housing water tank, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Integrated wardrobes, radiator, built in storage cupboard housing combination boiler.

BEDROOM TWO

Double glazed window to front aspect. Radiator, integrated wardrobes.

BEDROOM THREE

Double glazed window to front aspect. Built in storage cupboard, radiator.

BATHROOM

Two frosted double glazed windows to rear aspect. Low level w.c., panelled bath with shower over, shower cubicle, vanity wash hand basin with mixer tap and storage, wall mounted mirror with storage, heated towel rail, fully tiled.

OUTSIDE

GARAGE

Electric roller shutter door, double glazed window to side aspect.

REAR GARDEN

Patio gardens with rear access, garden shed, access to garage.

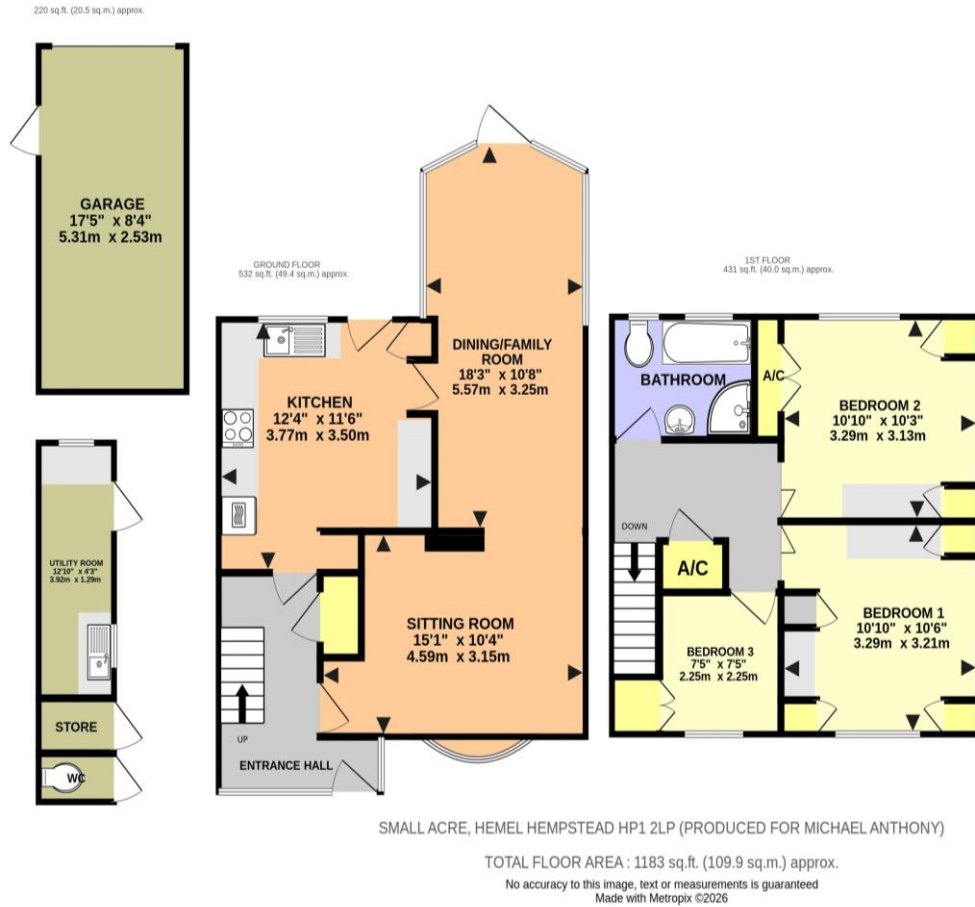
FRONT GARDEN

Patio front garden, communal bay parking.

OUTBUILDINGS

Toilet, office/storage space with electricity.

COUNCIL TAX BAND D



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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