Michael ANTHONY

Goldcroft, Hemel Hempstead

Offers in the Region Of £385,000 Freehold



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Offers in the Region Of £385,000

Situated in the sought-after Goldcroft development in Nash Mills, this beautifully presented two-bedroom home is perfect for first-time buyers, downsizers, or investors. The property offers a spacious living area, a modern kitchen, two well-proportioned bedrooms, and a stylish family bathroom complete with a freestanding bath. Outside, you'll find a generous rear garden, ideal for relaxing or entertaining. Conveniently located close to local amenities, excellent schools, and transport links, this fantastic home is ready to move straight into.

Property Description

ENTRANCE
Door to:

ENTRANCE HALL
Stairs to first floor, tiled floor, spotlights, storage under stairs, radiator.

LOUNGE
Double glazed window to rear aspect. Tiled floor, spotlights, patio sliding door, radiator.

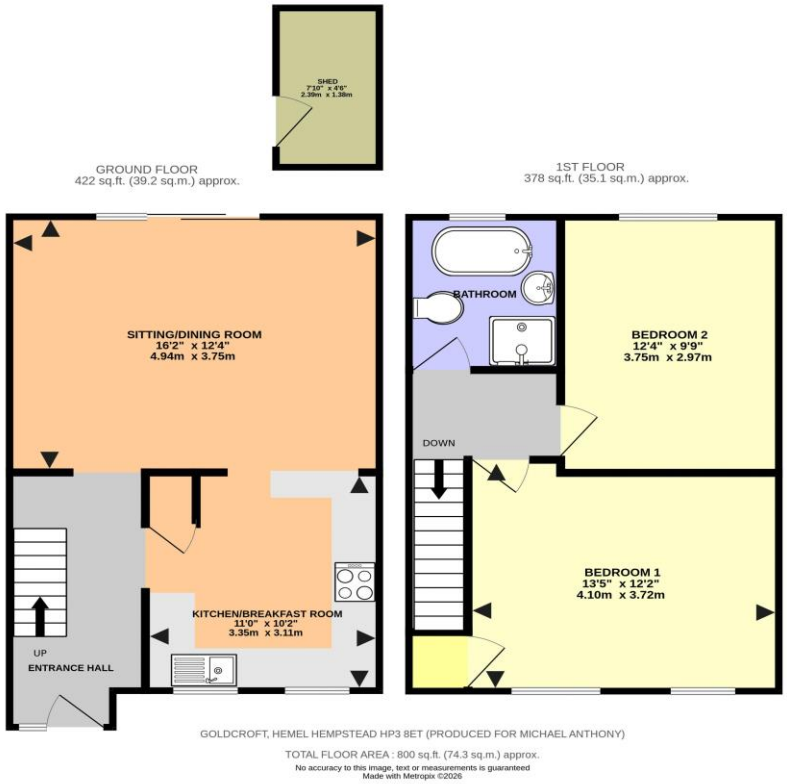
KITCHEN/DINER
Two double glazed windows to front aspect. Spotlights, range of floor and wall mounted cupboards, electric oven with electric hob and extractor fan, breakfast bar, integrated washing machine, integrated freezer, integrated fridge, integrated dishwasher, one and half stainless steel sink with drainer, tiled floor, built in storage cupboard with fuse board.

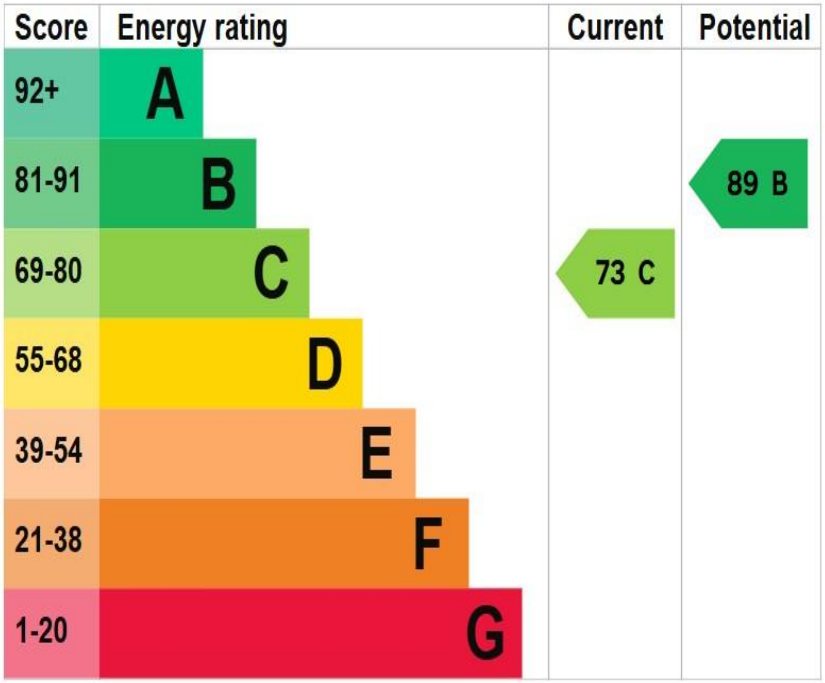
LANDING
Doors to all bedrooms, door to bathroom, access to loft.

BEDROOM ONE
Two double glazed window to front aspect. Two radiators, built in storage cupboard.

BATHROOM
Frosted double glazed window to rear aspect. Heated towel rail, radiator, tiled floor, part tiled walls, low level w.c, free standing bath with shower attachment, sink with vanity unit, shower cubical, spotlights

REAR GARDEN
Patio area, steps to lawn, brick shed with power and lighting.





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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