





£525,000

Michael Anthony are delighted to offer for sale this superbly presented four-bedroom town house located in this highly sought after canal side development backing directly onto the Grand Union Canal, offering flexible living accommodation over three floors. The ground floor briefly comprises a cloakroom, bedroom with built in wardrobes and an extra reception room with patio doors leading the garden. The first floor comprises a generous sized lounge, archway leading to a dining area and double doors to the fitted kitchen / breakfast room. The second floor comprises three well proportioned bedrooms, family bathroom and the master bedroom benefiting from an en-suite. The front of the property features a block paved driveway for two, while the rear of the property benefits from a south facing garden with access to the canal.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor, two built in storage cupboards, radiator, doors to downstairs cloakroom, extra reception room and bedroom.

CLOAKROOM

Frosted double glazed window to front aspect. Wall mounted wash hand basin, radiator.

EXTRA RECEPTION ROOM

Double glazed window to rear aspect, double glazed patio door to garden.

BEDROOM FOUR

Double glazed window to front aspect. Radiator, built in wardrobe, spotlights.

FIRST FLOOR LANDING

Stairs rising to second floor, doors to kitchen, and lounge, radiator.

LOUNGE

Juliet balcony to rear aspect, double glazed window to rear. Radiator, archway to dining area.

DINING AREA

Situated between the lounge and kitchen, radiator.

KITCHEN

Two double glazed windows to rear aspect. Range of floor standing and wall mounted units with roll edge work surface over, integrated oven and gas hob with extractor over, integrated Espresso machine, integrated dishwasher, space for fridge/freezer and washing machine, single sink with mixer tap, breakfast bar, boiler, double doors to dining area,

SECOND FLOOR LANDING

Built in storage housing hot water cylinder, doors to bedrooms one, two and three and family bathroom, radiator, access to loft space.

BEDROOM ONE

Two double glazed windows to rear aspect. Radiator, built in wardrobe, spotlights, door to en-suite.

EN-SUITE

Wash hand basin with mixer tap and storage, low level w.c., shower cubicle, spotlights, extractor, part tiled walls, heated towel rail.

BEDROOM TWO

Double glazed window to front aspect. Built in wardrobe, radiator.

BEDROOM THREE

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

BATHROOM

Low level w.c., wash hand basin with mixer tap and storage, panelled bath with shower over, spotlights, extractor fan, part tiled walls.

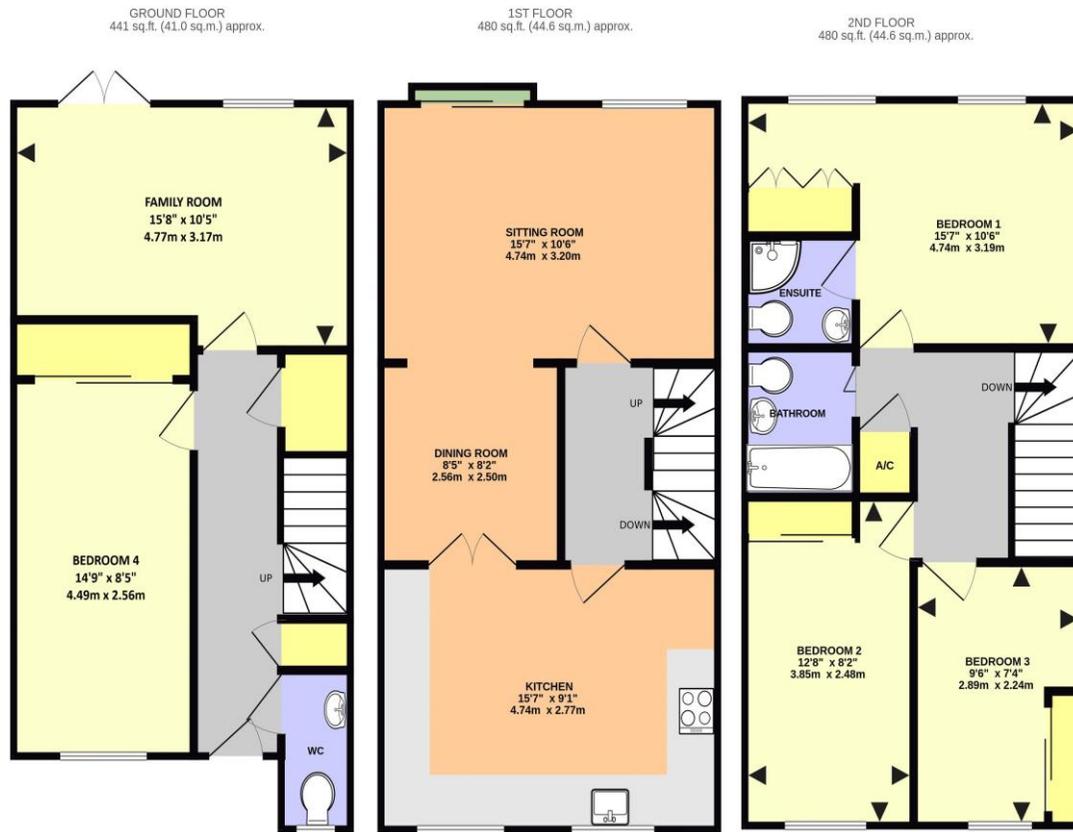
FRONT GARDEN

Block paved driveway providing off road parking for two cars.

REAR GARDEN

South facing, mainly laid to lawn with patio area, rear access, storage shed.

Council Tax Band E



SWAN MEAD, HEMEL HEMPSTEAD HP3 9DQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1401 sq.ft. (130.1 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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