







**£400,000**

Located in a cul de sac setting within this sought after location. This well presented family home offers a spacious lounge, refitted kitchen diner, three bedrooms and a luxury bathroom, with allocated parking alongside the property and enclosed gardens with artificial turf for all year use. All located within easy reach of local schools, shops and the M1 motorway.

# Property Description

## ENTRANCE

Part glazed door to:

## ENTRANCE HALL

Stairs to first floor, door to lounge, radiator.

## LOUNGE

Double glazed bay window to front aspect. Radiator, door to kitchen.

## KITCHEN/DINER

Double glazed window and double glazed patio door to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink unit with mixer tap, built in oven and four ring gas hob with extractor over, space for fridge/freezer, space for washing machine, wall mounted gas central heating boiler, radiator, understairs storage cupboard.

## LANDING

Loft hatch with drop down ladder to fully boarded loft space, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

## BEDROOM ONE

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

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed window to rear aspect. Three piece suite comprising low level w.c., pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled walls, heated towel rail.

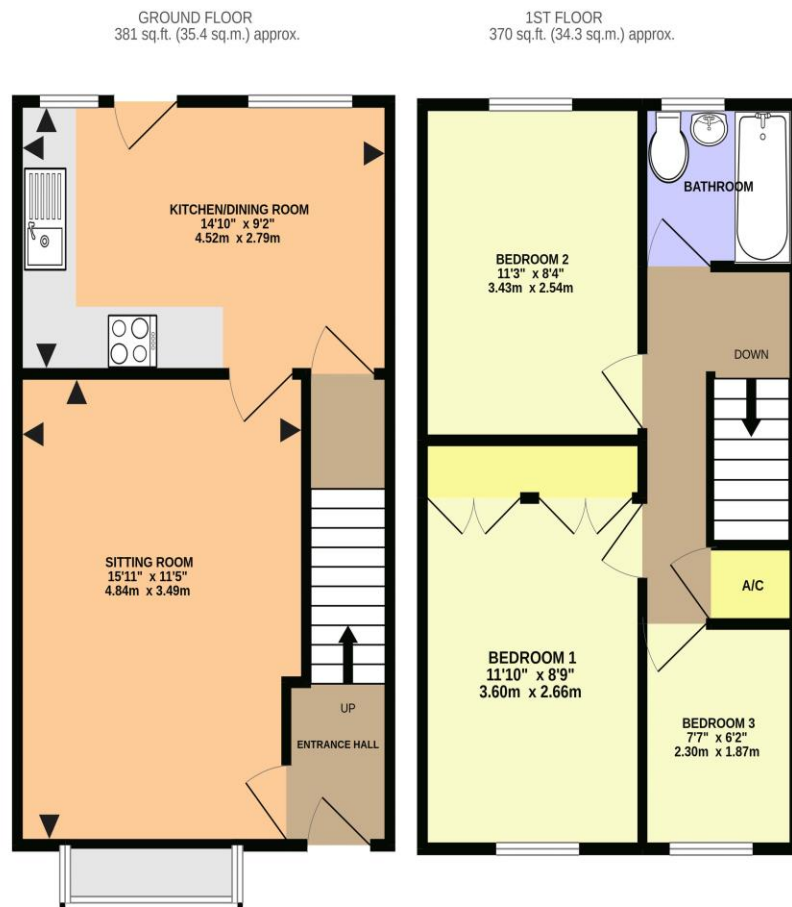
## OUTSIDE

## PARKING

Parking for two cars.

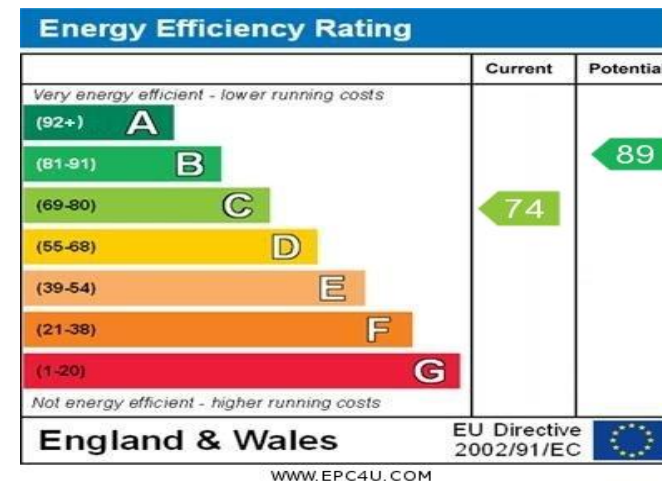
## REAR GARDEN

Low maintenance garden with artificial grass and two Indian sandstone patio areas.



HUNTERS OAK, HEMEL HEMPSTEAD HP2 7SY (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 751 sq.ft. (69.7 sq.m.) approx.  
 No accuracy to this image, text or measurements is guaranteed  
 Made with Metropix ©2022



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@michaelanthony.co.uk