





**Offers in the Region  
Of £375,000**

In need of complete refurbishment, this larger than average semi detached home is offered with no upper chain and briefly comprises, a spacious lounge, kitchen diner, family room, three generous bedrooms bathroom and separate WC, with enclosed southerly facing gardens backing onto playing fields and driveway parking. All located within a stones throw of sought after schools for all ages and Queens Square shopping precinct.

# Property Description

## Entrance

UPVC front door.

## Entrance Hall

Stairs to the first floor, understairs cupboard, radiator.

## Lounge

Double glazed window, radiator.

## Kitchen/Breakfast Room

Base and eye level storage units, work surface areas, inset stainless steel sink unit, double glazed window to the front, double glazed doors to the rear garden, radiator.

## Family Room

Double glazed door to the front, double glazed door to the rear garden.

## Landing

Double glazed window to the front, door to airing cupboard, access to the loft.

## Bedroom One

Double glazed window to the rear, radiator.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the front, radiator.

## Bathroom

With bath, wash hand basin, double glazed window to the side.

## Separate WC

low level WC, double glazed window to the front.

## Outside

## Driveway

Block paved driveway providing off road parking.

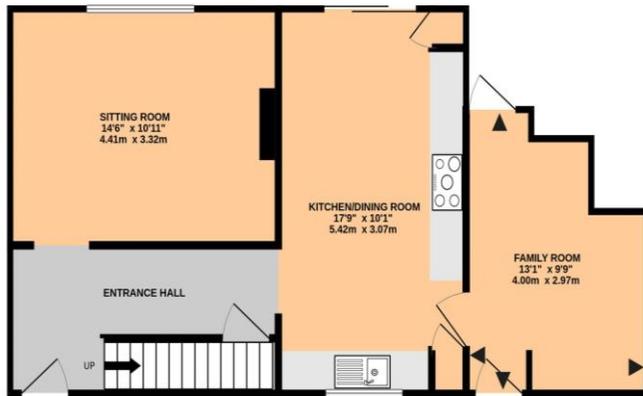
## Rear Garden

In need of cultivation, backing onto playing fields.

**EPC RATING: C**

**COUNCIL TAX BAND: C**

GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



EVEREST WAY, HEMEL HEMPSTEAD HP2 4HY (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

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