





Offers in the Region Of £325,000

Offered with no chain and in need of updating. A two double bedroom home situated in this sought after Chaulden location within walking distance of Hemel Mainline station. Comprising an entrance hall, lounge, kitchen and utility/storage room, two double bedrooms and a refitted bathroom with separate WC. Whilst outside can be found enclosed gardens and a front garden with the potential to provide driveway parking subject to the necessary consents. We hold the keys potential to provide driveway parking

Property Description

Entrance Hall

Double glazed UPVC front door, opens to the entrance hall, stairs to the first floor, radiator.

Lounge

Double glazed window to the front, gas fire, radiator.

Kitchen

With base and eye level storage units, work surface areas inset single drainer sink unit with mixer tap set below a double glazed window to the rear, plumbing and space for a washing machine, wall mounted gas boiler.

Utility Room

With large storage cupboard, meters and fuse board, glazed door to the rear garden.

First Floor Landing

Stairs to the first floor, access to the loft, door to the airing cupboard.

Bedroom One

Double glazed window to the front, radiator, gas heater, storage cupboard.

Bedroom Two

Double glazed window to the rear, radiator.

Bathroom

Refitted with a panel bath with shower over, wash hand basin with mixer tap set in a vanity unit with cupboard below, tiled surrounds, radiator, double glazed window to the rear.

Separate WC

With a low level WC, double glazed window to the rear.

Outside

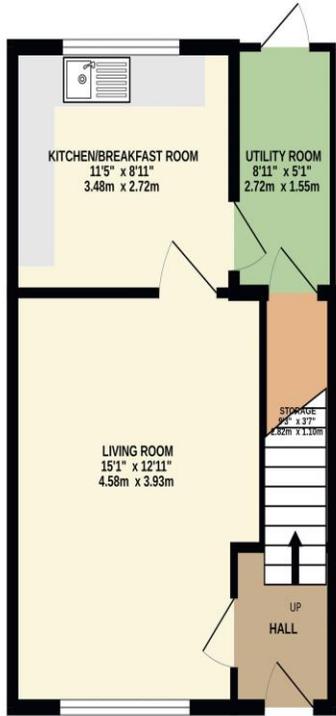
Front Garden

Laid to lawn, steps to the front door.

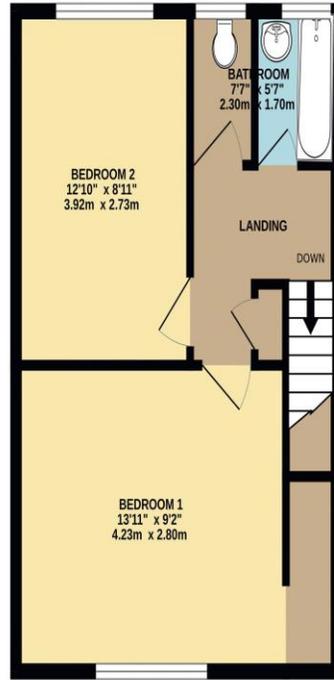
Rear Garden

A fully enclosed rear garden, with a paved area to the immediate rear, laid to lawn, gated rear access, outside light.

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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@maea.co.uk