





Guide Price £350,000

Situated within a popular HP2 location, Michael Anthony Estate Agents are delighted to offer to the sales market, this superbly presented three-bedroom end of terrace family home with a garage. Well maintained throughout, the property boasts a spacious entrance hall, downstairs cloakroom, recently re-fitted kitchen with breakfast bar, and lounge. Upstairs offers two double bedrooms, a single bedroom and luxury bathroom. The enclosed private garden comprises patio and lawn areas with a brick-built storage shed. With local amenities and schools just a short walk away, viewings are highly advised.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Doors to all rooms, stairs rising to first floor, radiator.

CLOAKROOM

Double glazed window to front aspect. Low level WC, wash hand basin in vanity unit with mixer tap over.

LOUNGE

Double glazed patio door to rear. Radiator, storage cupboard.

KITCHEN

Double glazed window to front aspect. Fitted with a range of base and eye level units with work surface over, breakfast bar, stainless steel sink unit with mixer tap and drainer, wall-mounted gas boiler, space for oven with extractor fan over, space for fridge freezer, space for washing machine. Storage cupboard with shelves.

LANDING

Doors to all rooms, access to loft space, storage cupboard.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in wardrobe.

BEDROOM TWO

Double glazed window to front aspect, Built-in wardrobe, Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Obscure double glazed window to front aspect. Three piece suite comprising low level WC, wash hand basin in vanity unit with mixer tap over, walk-in shower with rainfall shower head, complementary tiling, wall-mounted storage cupboard, heated towel rail.

OUTSIDE

GARAGE

Garage with up and over door, Courtesy door.

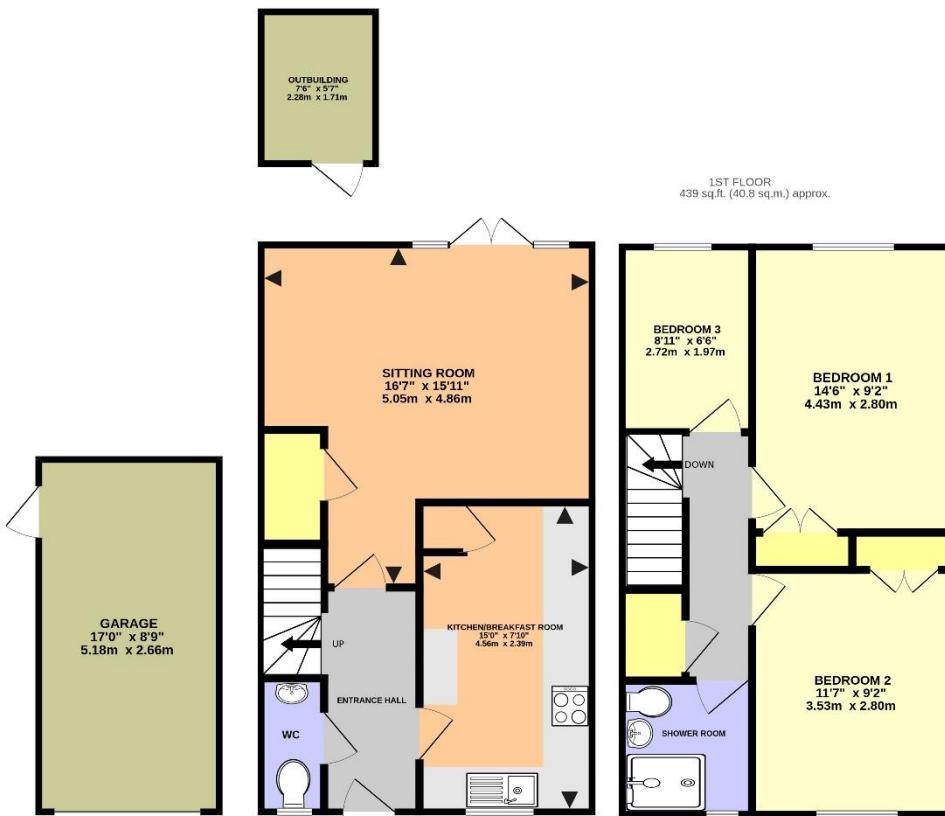
FRONT GARDEN

Stairs leading to front door, outside tap, outside light, paved patio area, side access to walkway.

REAR GARDEN

Patio area with stairs leading to lawn area, brick built storage shed, flower beds, side gated access to walkway.

GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



BRAMBLING RISE, HEMEL HEMPSTEAD HP2 6DT (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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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Energy Efficiency Rating

