





£550,000

We are delighted to offer for sale this extended family home offered in outstanding condition throughout and located within walking distance of Apsley mainline station. Briefly comprising a generous entrance hall, spacious lounge dining room, cloakroom/ office, an extended kitchen and utility room, study / family room and a luxury shower room, whilst upstairs can be found three double bedrooms and a four piece bathroom, Standing on a large plot with a rear garden in excess of 100 feet and driveway parking for two cars. Situated close to local shops and popular schools. An internal inspection is highly recommended.

Property Description

Entrance

Part glazed hardwood front door set beneath a recessed storm porch opens to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage space and cupboard, concealed radiator, wood effect flooring, coving to the ceiling, dado rail.

Cloakroom/Office

Twin glazed doors opens to, double glazed door to the front, radiator, wood effect flooring.

Lounge/Diner

Set in two defined areas.

Lounge

With a double glazed window to the front, concealed radiator, feature fireplace and surround with inset electric fire, TV point, built in alcove display shelving, coving to the ceiling, wall light points, dado rail.

Dining Area

Double glazed doors to the rear, radiator, coving to the ceiling, dado rail, wall light points.

Kitchen

Set in two defined areas, boasting a range of base and eye level storage units, glass display cabinets, single drainer sink unit with mixer tap set below a double glazed window to the rear, work surface areas with a built in four ring gas hob set below a canopy extractor fan, tiled surrounds and flooring, plumbing and space for a dishwasher, recess spot lights, archway to the utility room.

Utility Room

Range of storage units, work surface areas, inset one and a half bowl stainless steel sink unit with mixer tap, built in double oven, plumbing and space for a washing machine, space for a tumble dryer, tiled surrounds and flooring, radiator, twin double glazed doors to the rear garden / Veranda.

Study/Family Room

With a roof lantern providing natural light, radiator, recessed spot lights, tiled floor.

Shower Room A three piece suite comprising a low level WC, wash hand basin with mixer tap set in a vanity unit and surround with cupboard below, corner shower cubicle with Aqualisa shower, tiled surrounds and flooring, double glazed window to the rear.

First Floor Landing

Stairs rise to the first floor, double glazed window to the side, dado rail, access via pull down loft to a part boarded loft space with gas boiler. power and light.

Bedroom One

Double glazed window to the front, radiator, dado rail, coving to ceiling.

Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three

Double glazed window to the front, radiator, built in storage cupboards, dado rail.

Family Bathroom

A luxury four piece suite comprising a low level WC, wash hand basin with mixer tap, set in a vanity unit and surround with cupboard below, panel bath with mixer tap and shower attachment, tiled shower cubicle with glass door, double glazed windows to both the rear and the side, extractor fan, radiator.

Outside

Front Garden / Driveway

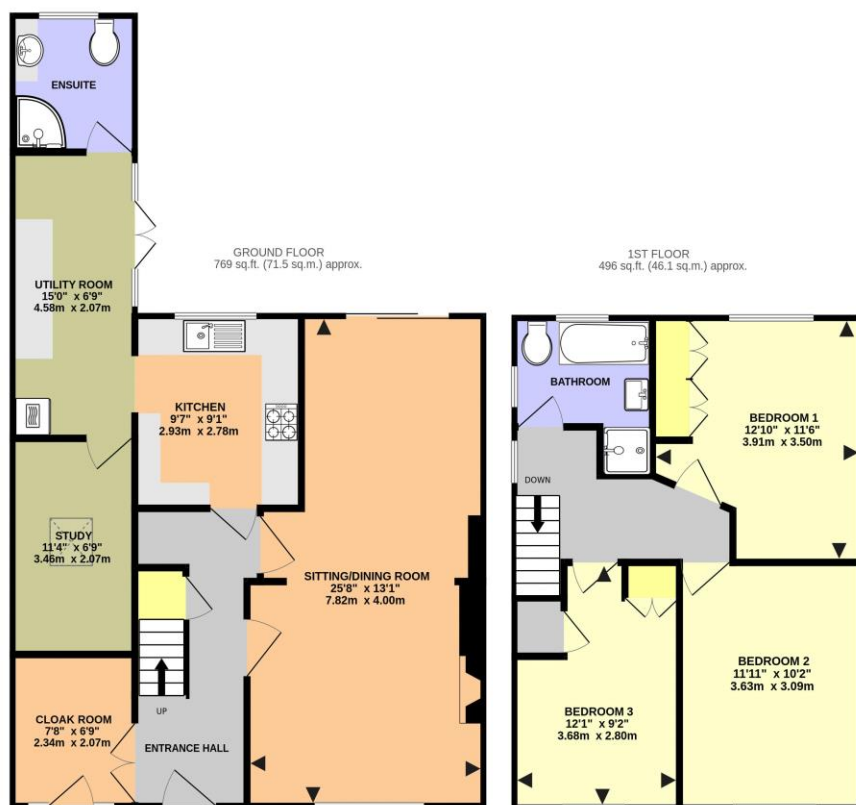
Laid predominantly to parking with a block paved driveway providing off road parking for two cars, outside light and cold water tap.

Covered Veranda.

Extending the full width of the property, with outside lights and cold water tap, with wooden flooring, this recent addition to the property provides a useful covered area for enjoying the gardens.

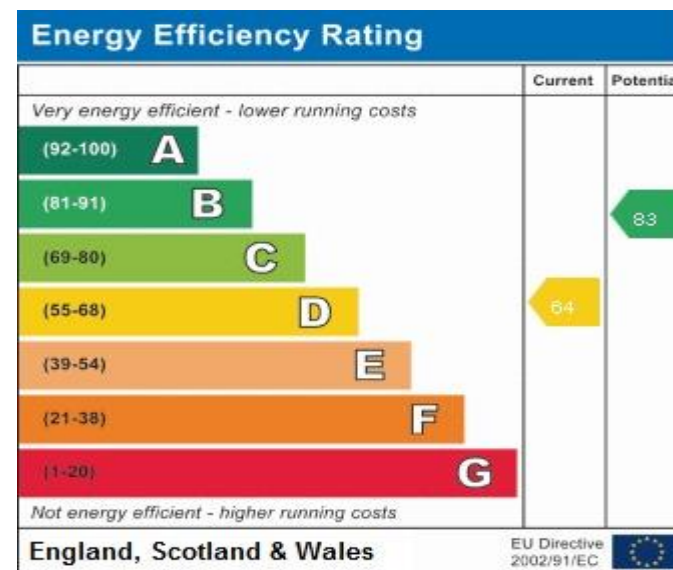
Rear Gardens

Extending to over 100 feet in depth. The gardens have been lovingly maintained and boast a large lawn area with established well stocked surrounding borders, a paved patio area. Whilst a pergola leads to an area set aside for vegetable cultivation with a large greenhouse and timber storage shed.



HOBBS HILL ROAD, HEMEL HEMPSTEAD HP3 9QA (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1265 sq.ft. (117.6 sq.m.) approx.
No accuracy to this image, text or measurements is guaranteed
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