





£385,000

This superbly presented family home has undergone complete refurbishment in recent years and is worthy of an immediate internal inspection, boasting a refitted kitchen with integrated appliances, a luxury downstairs cloakroom, spacious lounge diner with patio doors to a private westerly facing rear garden that backs onto woodland. Three generous bedrooms the master with a range of built in wardrobes and a luxury bathroom. With a garage to the front and further parking for three cars. All located within walking distance to sought after schooling for all ages and local shops.

Property Description

Entrance Hall

Recently replaced composite front door opens to an extended entrance hall, storage cupboards with a wall mounted gas boiler, stairs to the first floor, radiator, wood flooring.

Cloakroom

A luxury refitted suite comprising a WC with concealed cistern, wash hand basin with mixer tap housed in a vanity unit with cupboard below, fully tiled, recessed spot lighting, chrome towel rail.

Kitchen

A recently refitted kitchen boasting a range of base and eye level storage units, ample Quartz work surface areas with matching sink with mixer tap, integrated dish washer and washing machine. Neff induction hob with stainless steel canopy extractor hood, Neff built in oven and combination microwave oven, space for American style fridge freezer with plumbing for cold water dispenser, recessed spot lighting, double glazed window to the front, tiled surrounds.

Lounge/Diner

A spacious room with double glazed sliding doors to the rear garden, recessed spot lighting, TV point, further double glazed window to the rear, radiators, wood effect flooring.

First Floor Landing

Stairs rise to the first floor landing, access to the loft, storage cupboard.

Bedroom One

Double glazed window to the rear, with views over woodland, radiator, range of built in wardrobes.

Bedroom Two

Double glazed window to the front, radiator.

Bedroom Three

Double glazed window to the rear with views over woodland, radiator.

Family Bathroom

A luxury refitted suite comprising a WC and wash hand basin with mixer tap, housed in a vanity unit and surround with cupboards below, bath with mixer tap and hand held shower and fixed rainfall shower head, fully tiled with complimentary tiled floor, double glazed window to the front, chrome towel rail, recessed spot lighting.

Outside

Garage

With electric roller door, power and lighting, courtesy door to the rear.

Parking

Off road parking for three vehicles.

Front Garden

An enclosed front garden with outside cold water tap and lights, outside power points.

Rear Garden

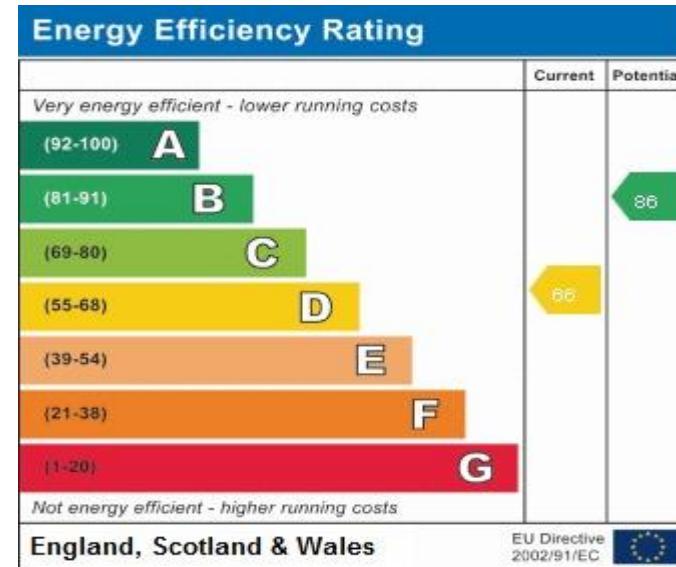
A fully enclosed westerly facing rear garden backing onto a wooded area, paved area leading to a lawned rear garden, outside lighting and gated rear access.



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

TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

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