





£425,000

Michael Anthony are pleased to present this immaculately presented & tastefully extended three-bedroom family home set in a quiet cul de sac, close to local schools and amenities. Comprising three double bedrooms, an open plan fitted kitchen/lounge/dining room, downstairs cloakroom, family bathroom and landscaped garden with rear access.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Stairs rising to first floor, doors to lounge, kitchen/dining room and WC, wood effect flooring.

CLOAKROOM

Double glazed frosted window. Low level WC, pedestal wash hand basin, tiled walls and floor.

LOUNGE

Double glazed window to front aspect. Radiator, wood effect flooring, opening to kitchen/dining room.

KITCHEN

Double glazed doors and window to rear. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, integrated electric double ovens, integrated microwave, electric hob with extractor fan over, breakfast bar with storage, space for fridge freezer, washing machine, dishwasher and tumble dryer, wood effect flooring, two skylights.

LANDING

Storage cupboard, access to loft space, doors to:

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

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

SHOWER ROOM

Double glazed frosted window to rear aspect. Low level WC with concealed cistern, wash hand basin in vanity unit, shower unit, tiled walls and floor, heated towel rail, extractor fan.

OUTSIDE

REAR GARDEN

Landscaped garden laid to patio and artificial grass, mature flower and shrub beds, outside tap and light.

COUNCIL TAX BAND: C



THE DART, HEMEL HEMPSTEAD HP2 6EW (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk