





**Offers in Excess of
£385,000**

Michael Anthony Estate Agents are pleased to market this three-bedroom terraced home situated in the Adeyfield area, offering spacious accommodation and conveniently located close to local shops, schools and amenities. The ground floor comprises a lounge, kitchen and a separate utility room with cloakroom. To the rear of the property there is a conservatory providing additional living space with access to the garden. Upstairs offers three double bedrooms and a family bathroom. Outside, the property benefits from a generous private rear garden.

Property Description

Entrance Hall

Door to kitchen, door to living room, radiator, storage cupboard, stairs rising to first floor.

Kitchen

Double glazed window to front, gas hob with extractor fan over, built in oven, 1 1/2 bowl sink with drainer, space for dishwasher, space for washing machine, radiator, storage cupboard, range of floor and wall mounted units.

Utility room

Door to front, door to cloakroom, storage cupboard, space for fridge, space for freezer, door to rear garden.

Cloakroom

High level WC.

Lounge

Double glazed window to rear, feature fireplace, radiator, door to conservatory.

Conservatory

Sliding door to rear garden.

Landing

Double glazed window to front, radiator, doors to all bedrooms and bathroom, airing cupboard housing combination boiler, access to loft.

Bedroom 1

Double glazed window to rear, radiator, storage cupboard.

Bedroom 2

Double glazed window to rear, radiator, storage cupboard.

Bedroom 3

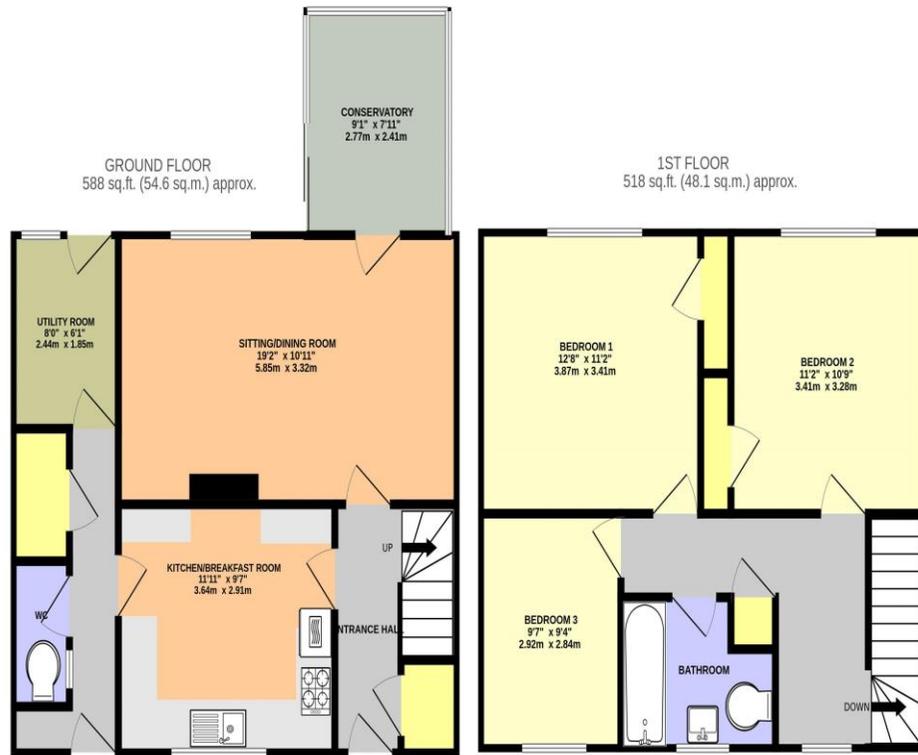
Double glazed window to front, radiator.

Bathroom

WC, hand wash basin, panel bath with shower over, frosted double glazed window to front.

Rear Garden

Mainly laid to lawn with patio area.



WINDMILL ROAD, HEMEL HEMPSTEAD HP2 4BU (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed
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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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