







**Guide Price**  
**£450,000**

Set in the centre of the highly sought after, picturesque village of Abbots Langley, this wonderfully presented, spacious two bedroom end of terrace character property is welcomed to the market with NO ONWARD CHAIN. Comprising two double bedrooms, kitchen, generous lounge/dining room and a charming rear garden complete with outbuildings.

# Property Description

## ENTRANCE

Part glazed composite door to:

## ENTRANCE HALL

Opening to lounge.

## LOUNGE/DINING ROOM

Double glazed window to side aspect, double glazed bay window to front aspect. Three radiators, oak flooring, fireplace, stairs rising to first floor, door to kitchen.

## KITCHEN

Double glazed window and door to rear, skylight. Fitted with a range of floor standing units with granite work surface over, butler sink with mixer tap, space for fridge freezer, cooker and dishwasher, wall-mounted gas boiler.

## LANDING

Wood flooring, access to loft space, doors to:

## BEDROOM ONE

Double glazed window to front aspect. Radiator, wood effect flooring.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in storage cupboard housing hot water cylinder.

## BATHROOM

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, bidet, ball and claw bath with shower over, tiled floor, part tiled walls, extractor fan.

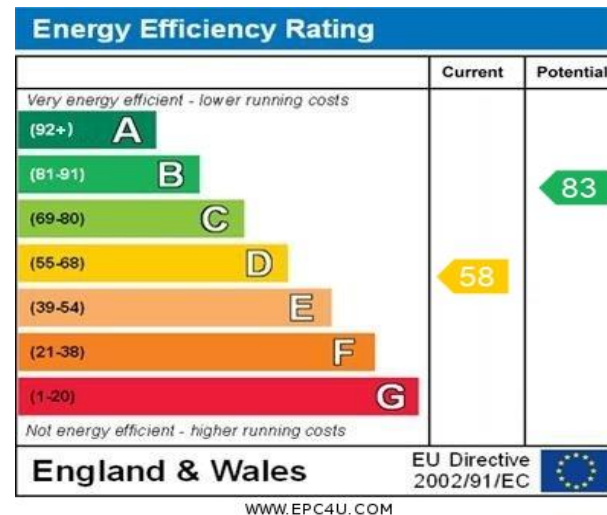
## OUTSIDE

## REAR GARDEN

Patio area leading to lawn with mature flower and shrub beds, mature trees, pathway to rear, brick-built outbuilding with windows, power and lighting, right of way & gated side access pathway to front.

## OUTBUILDING

Brick built, currently in use as a utility with power and light.



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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