





**£440,000**

Located in the sought-after Chaulden area, this extended three bedroom home boasts spacious accommodation throughout. The ground floor comprises a lounge, dining room, conservatory, kitchen, utility room, storage room, and downstairs WC. The first floor offers three bedrooms and a four-piece family bathroom. Externally, the property benefits from a south-facing rear garden. Ideally positioned for access to local shops, highly regarded schools, and Hemel Hempstead Station.

# Property Description

## **ENTERANCE**

Part glazed door to:

## **ENTERANCE HALL**

Stairs rising to first floor, radiator, doors to cloakroom, lounge and storage area.

## **CLOAKROOM**

Frosted double glazed window to front aspect, low level WC pedestal wash hand basin, radiator, wall mounted gas boiler fitted 2 years ago.

## **LOUNGE**

Double glazed window to front aspect, feature fireplace with inset fire, built in shelving and display units, radiator, archway to dining room.

## **STORAGE AREA**

Built in storage cupboard housing electric fuse board.

## **DINING ROOM**

Double glazed sliding patio doors to conservatory/family room, radiator, door to kitchen.

## **CONSERVATORY/FAMILY ROOM**

Double glazed window and door to rear aspect, radiator.

## **KITCHEN**

Double glazed window to rear aspect, a range of storage cupboards at base and eye level, rolled edge work surface areas over, stainless steel single drainer sink unit with mixer tap over, built in gas oven and grill, gas hob with extractor hood over, radiator, archway to storage area, opening to utility.

## **UTILITY**

Double glazed patio door to rear aspect, storage and shelving, spaces for fridge/freezer, washing machine and tumble driver, radiator.

## **LANDING**

Access to loft, void, doors to:

## **BEDROOM ONE**

Double glazed window to front aspect, built in cupboard with wardrobe, radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect, radiator.

## **BEDROOM THREE**

Double glazed window to front aspect, built in wardrobe, spotlights, radiator.

## **BATHROOM**

Frosted double glazed window to rear aspect, a four piece suite comprising a low level w.c, wash hand basin set in vanity unit, shower cubicle and panelled bath, radiator.

## **OUTSIDE**

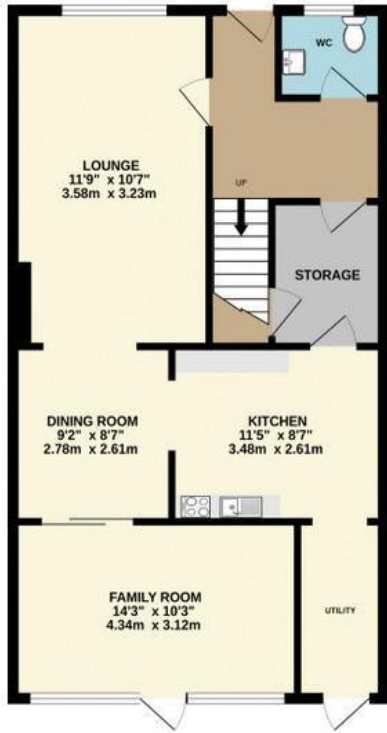
### **FRONT GARDEN**

Steps down to hardstanding, leading to front door.

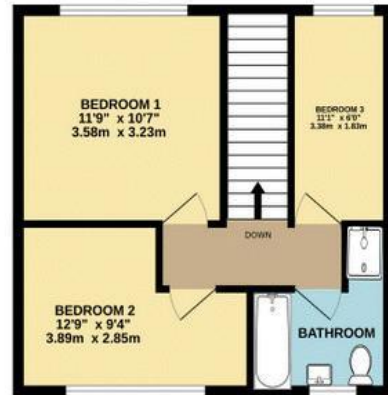
### **REAR GARDEN**

A fully enclosed south facing rear garden, screened by panel fencing. Mainly laid to lawn, paved patio area, outside lighting and tap.

GROUND FLOOR  
713 sq.ft. (66.3 sq.m.) approx.

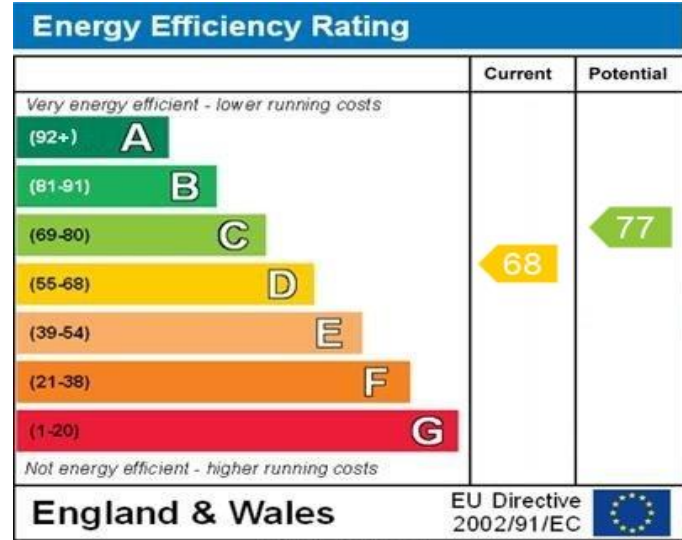


1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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