





**£375,000**

This two-bedroom semi-detached property is situated in the sought-after Nash Mills area of Hemel Hempstead and is offered with no onward chain. The property requires updating throughout and presents a good opportunity for improvement. The ground floor accommodation comprises a lounge and separate kitchen. To the first floor are two bedrooms, and a family bathroom. Outside, the property benefits from a private rear garden, while to the front there is a garage and driveway providing off-road parking. Located within easy reach of local amenities, schools and transport connections.

# Property Description

## **Entrance Hall**

Stairs rising to the first floor, radiator, opening to living room.

## **Living Room**

Double glazed window to front, radiator, feature fireplace.

## **Kitchen**

Range of floor and wall mounted units, double glazed window to rear, stainless steel sink with drainer, space for washing machine, space for dryer, space for fridge, space for freezer, radiator, wall mounted gas boiler.

## **Bedroom One**

Double glazed window to front, radiator.

## **Bedroom 2**

Double glazed window to rear, radiator, built in storage cupboard.

## **Bathroom**

WC, panel bath, frosted double glazed window to front, pedestal hand wash basin, radiator.

## **Garden**

Enclosed rear garden with patio area.

## **Driveway**

Driveway with garage alongside.



LANGLEY AVENUE, HEMEL HEMPSTEAD HP3 9NS (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.

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