





£375,000

Set in a popular cul de sac in a quiet location within easy reach of local schools and shops, this wonderful two bedroom semi detached home comprises lounge/dining room, kitchen/breakfast room, conservatory, two double bedrooms and family bathroom. The property also boasts driveway parking for two cars, a garage and beautifully manicured front and rear gardens. NO ONWARD CHAIN

Property Description

ENTRANCE HALL

Frosted double glazed window to front aspect, radiator, door to:

LOUNGE/DINING ROOM

Double glazed window to front aspect, two radiators, gas fireplace. Stairs rising to first floor, door to kitchen.

KITCHEN/BREAKFAST ROOM

Double glazed window and door to conservatory, range of floor standing and wall mounted units with roll edged work tops over, stainless steel sink with drainer, integrated oven and hob with extractor fan, space for washing machine and fridge freezer. Wall mounted gas combination boiler, radiator.

CONSERVATORY

Double glazed windows and door to the garden on a low level brick base. Tiled floor.

LANDING

Access to loft space, doors to all rooms.

BEDROOM ONE

Double glazed window to front aspect, radiator.

BEDROOM TWO

Double glazed window to rear aspect, built in storage cupboard. Radiator.

SHOWER ROOM

Frosted double glazed window to side aspect, low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, extractor fan. Tiled walls and floor.

GARAGE/PARKING

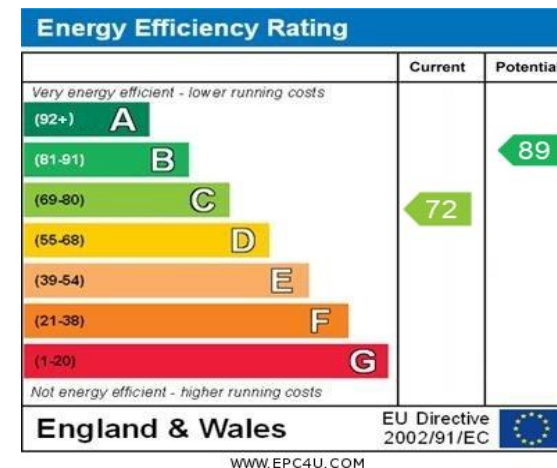
Block paved driveway providing parking for two cars, garage with electric roller shutter door, frosted double glazed window and door to rear garden, power and lighting.

FRONT GARDEN

Mainly laid to lawn, with flower and shrub border.

REAR GARDEN

Beautifully landscaped mature rear garden mainly laid to lawn with flower and shrub borders and a patio area.



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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