





**Offers in Excess of
£390,000**

We are delighted to offer for sale this outstanding family home situated in a cul de sac location within this popular location. The house has been completely transformed by the current owners and boasts, a lovely lounge leading to a generous sized dining area, with a refitted extended kitchen and a downstairs cloakroom. Whilst upstairs can be found three generous bedrooms and a luxury bathroom. With lovely enclosed gardens, a garage to the rear, and solar panels, this is a home that must be viewed to be appreciated.

Property Description

Entrance Hall

A recently replaced composite front door opens to the entrance hall, stairs to the first floor, understairs storage space, radiator, wood effect flooring, half panelled walls.

Cloakroom

Comprising a low level WC, wash hand basin with a mixer tap set in a vanity unit with cupboard below, tiled surrounds and floor, heated towel rail, double glazed window to the front.

Lounge

Double glazed window to the front, wall hung radiator, TV point.

Dining Area

With twin double glazed doors leading to the garden, radiator. Peninsular unit with breakfast bar separating the dining area from the kitchen.

Kitchen

An extended refitted kitchen, boasting a wide range of storage units with matching display cabinets and shelving, Ample work surface areas with matching splash backs, inset one and a half bowl single drainer sink unit with mixer tap, space for range style cooker, plumbing and space for washing machine and dish washer, double glazed windows to the rear and twin double glazed doors leading to the rear garden, Twin doors opening to a walk in pantry.

First Floor Landing

Stairs rise to the first floor, half panelled wall, door to cupboard housing wall mounted Vailant gas boiler, access to the loft.

Bedroom One

Double glazed window to the front, radiator, feature panelling to one wall, wall light points.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator, built in storage cupboard.

Bathroom

A luxury refitted suite comprising a bath with central mixer tap, shower over with a hand held shower attachment and fixed rainfall shower head, low level WC and wash hand basin with mixer tap set in a vanity unit and surrounds with cupboard below, tiled surrounds and flooring, double glazed window to the rear, heated towel rail.

Outside

Garage

Situated to the rear with up and over door, power and lighting, courtesy door to the rear garden.

Rear Garden

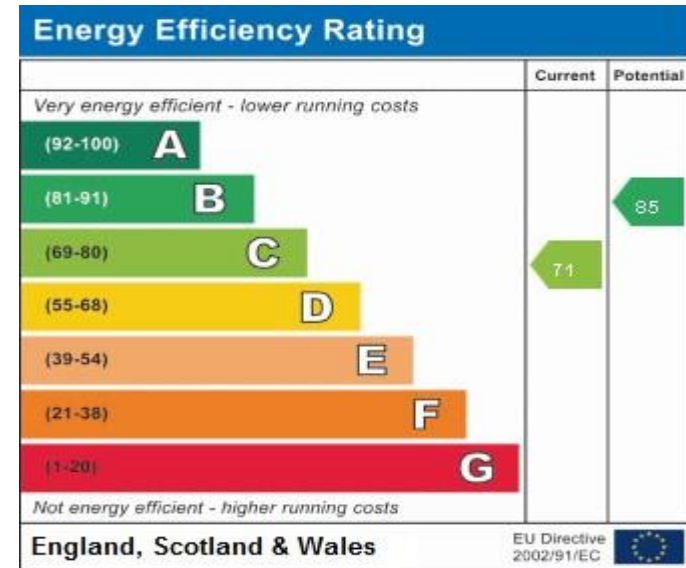
A fully enclosed landscaped rear garden laid for ease of maintenance in mind. With a paved area leading to an area of artificial turf, outside cold water tap., outside power points, light and gated rear access.



THE DART, HEMEL HEMPSTEAD, HP2 6EW (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx.

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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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