

£275,000

We are delighted to offer for sale this superbly presented one bedroom house in the sought after Fields End development. Boasting a south facing garden backing onto school playing fields and having been completely refurbished throughout. With a spacious lounge, refitted kitchen, luxury bathroom and allocated parking space. Offered with no upper chain this really is an ideal first time or investment buy.

Property Description

Entrance

UPVC double glazed front door opens to the entrance porch.

Lounge

A dual aspect room with double glazed bay window to the front and a double glazed window to the side, stairs to the first floor, radiator, TV point.

Kitchen

A brand new refitted kitchen boasting a range of base and eye level storage units, work surface areas with an inset single drainer sink unit with mixer tap set below a double glazed window, plumbing and space for washing machine, electric hob, with extractor fan over and oven below and electric oven below, understairs storage cupboard, tiled surrounds.

First Floor Landing

Stairs to the first floor, access to the loft.

Bedroom

A dual aspect room with double glazed windows to both the front and side, radiator, range of built in wardrobes.

Bathroom

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

Outside

Garden

An enclosed south facing garden laid to lawn and backing onto school playing fields. Outside lights, cupboard housing gas boiler.

Parking

Allocated parking space.

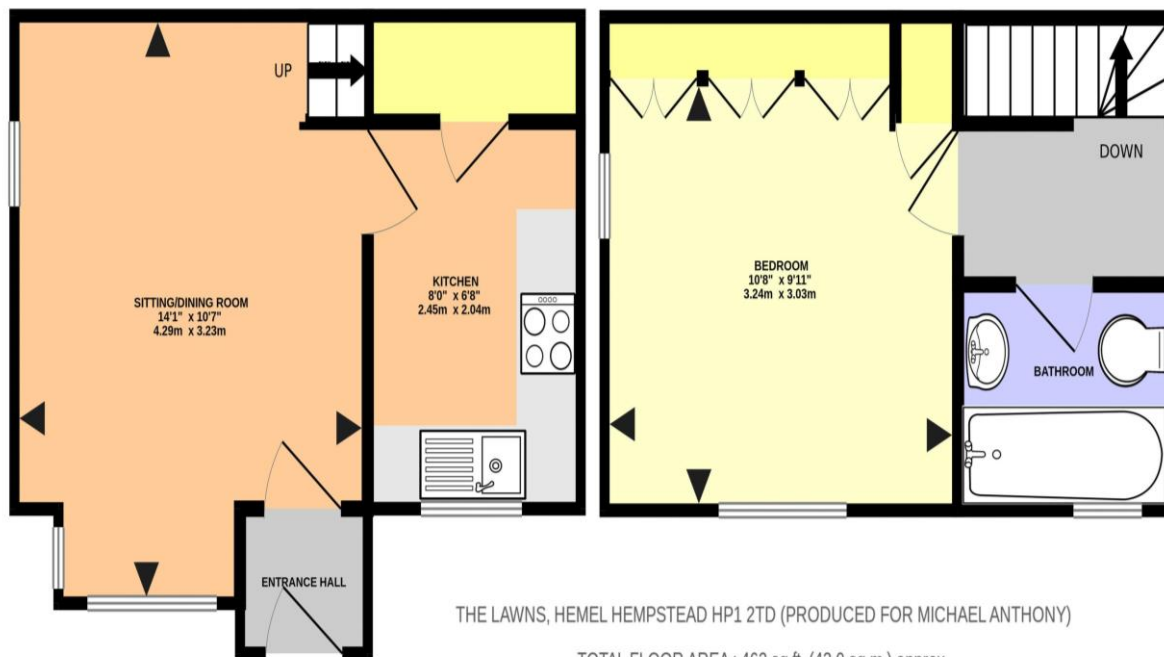
MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 completion.

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GROUND FLOOR
245 sq.ft. (22.8 sq.m.) approx.

1ST FLOOR
217 sq.ft. (20.2 sq.m.) approx.



THE LAWNS, HEMEL HEMPSTEAD HP1 2TD (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 462 sq.ft. (43.0 sq.m.) approx.

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