





£450,000

Michael Anthony are pleased to present this three-bedroom terraced house in the desirable HP1 location, close to the station, shops and schools. The ground floor of the property features a generous, open plan lounge/dining room, fitted kitchen and conservatory leading to the garden. The first floor comprises of three, well proportioned bedrooms and a modern four piece family bathroom. The enclosed rear garden offers two brick built storage sheds with electricity, rear access as well as access to the garage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Frosted double glazed window to front aspect. Stairs to first floor, built in storage cupboard, radiator, doors to open plan lounge/diner.

LOUNGE

Double glazed bay window to front aspect. Radiator, electric fire, internet point, satellite point, archway leading to dining room.

DINING ROOM

Radiator, door leading to kitchen, archway into conservatory.

CONSERVATORY

Double glazed patio door to garden.

KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, integrated oven and gas hob with extractor over, space for fridge/freezer, washing machine and dishwasher, sink and drainer with mixer tap, built in storage cupboard, door leading to garden.

OUTSIDE BUILDING

Double glazed window to side, frosted double glazed window to rear. Stainless steel sink with mixer tap, space for dryer.

LANDING

Access to insulated loft space, built in storage cupboard housing water tank, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Integrated wardrobes, radiator, built in storage cupboard housing combination boiler.

BEDROOM TWO

Double glazed window to front aspect. Radiator, integrated wardrobes.

BEDROOM THREE

Double glazed window to front aspect. Built in storage cupboard, radiator.

BATHROOM

Two frosted double glazed windows to rear aspect. Low level w.c., panelled bath with shower over, shower cubicle, vanity wash hand basin with mixer tap and storage, wall mounted mirror with storage, heated towel rail, fully tiled.

OUTSIDE

GARAGE

Electric roller shutter door, double glazed window to side aspect.

REAR GARDEN

Patio gardens with rear access, garden shed, access to garage.

FRONT GARDEN

Patio front garden, communal bay parking.

OUTBUILDINGS

Toilet, office/storage space with electricity.

COUNCIL TAX BAND D

220 sq.ft. (20.5 sq.m.) approx.



SMALL ACRE, HEMEL HEMPSTEAD HP1 2LP (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

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