





**£400,000**

Offered with NO UPPER CHAIN. This spacious three bedroom family home boasts two reception rooms, a large conservatory, refitted kitchen with utility area and a downstairs cloakroom. Other features include a large family bathroom, gas central heating, replacement double glazing and enclosed goodsized gardens, all situated in this sought after HP1 location within easy reach of local shops and popular schools

# Property Description

## Entrance Hall

UPVC double glazed front door to the entrance hall, radiator, stairs to the first floor.

## Lounge

Double glazed bow window to the front, radiator, feature fireplace and surround with inset electric fire, wood effect flooring, TV point, archway to the dining room.

## Dining Room

Double glazed sliding patio doors to the rear garden, radiator, archway to kitchen, wood effect flooring.

## Kitchen

A refitted kitchen offering a wide range of base and eye level storage units, ample work surface areas with an inset single drainer stainless steel sink unit with mixer tap set below double glazed window to the rear, built in four ring gas hob with canopy extractor hood over and electric oven below, plumbing and space for washing machine and dish washer, door to the conservatory, tiled surrounds and flooring.

## Utility Room

With UPVC double glazed door to the front, storage cupboard housing gas and electric meters, tiled floor, radiator.

## Cloakroom

Comprising low level WC, wash hand basin, wall light point, extractor fan, tiled floor,

## Conservatory

A spacious hardwood conservatory with sealed unit double glazed windows, door to the rear garden, radiator, wall light points, tiled flooring.

## First Floor Landing

Stairs to the first floor, access to the loft, doors to a storage cupboard.

## Bedroom One

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

## Bedroom Two

Double glazed window to the rear, radiator, door to airing cupboard housing hot water tank, cupboard housing wall mounted gas boiler.

## Bedroom Three

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

## Bathroom

A white three piece suite comprising a low level WC, wash hand basin with mixer tap housed in a vanity unit with cupboard below, panel bath with mixer tap and Triton electric shower over, heated towel rail, tiled surround, two double glazed windows to the rear.

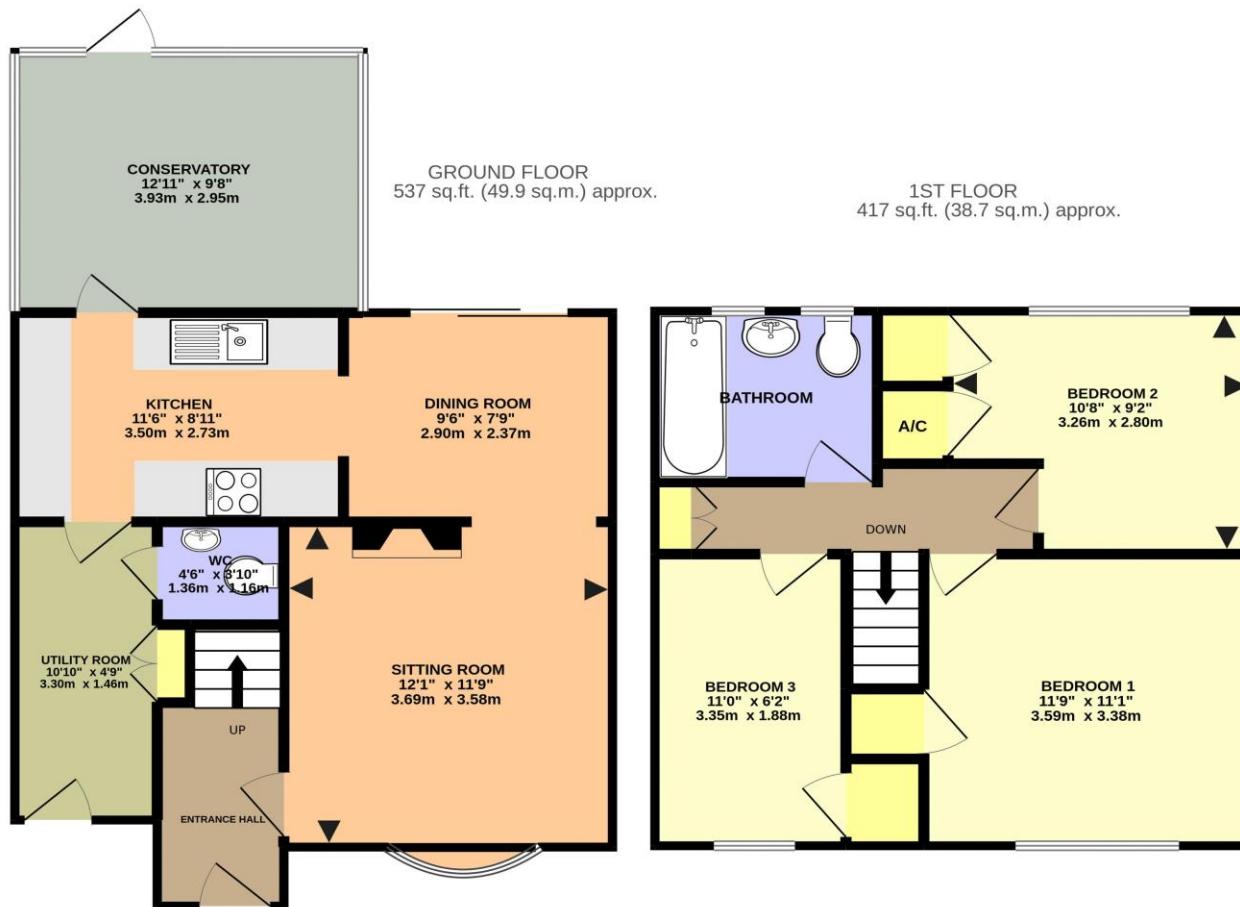
## Outside

### Front Garden

Laid with ease of maintenance in mind, with paved areas with gravel inserts, path to the front door outside light.

### Rear Garden

A generous sized fully enclosed rear garden, with a paved patio area to the immediate rear, laid mainly to lawn with surrounding established borders, outside cold water tap and security floodlight.



FEACEY DOWN, HEMEL HEMPSTEAD HP1 3ES (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 954 sq.ft. (88.6 sq.m.) approx.

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