





**£425,000**

Situated in a popular residential location walking distance to local amenities and schools, this nicely presented three-bedroom home is perfect for First Time Buyers or Families alike. The ground floor comprises an entrance hallway, a downstairs cloakroom, living/dining room, kitchen and separate utility. Upstairs there are three well proportioned bedrooms and a family bathroom. The property also benefits from driveway providing off-road parking for two cars, rear access and an enclosed private rear garden with an office.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs to first floor, built in storage cupboard, doors to cloakroom and utility, opening to lounge.

## **LOUNGE/DINER**

Double glazed window to front aspect., sliding patio door to rear aspect. Two radiators.

## **KITCHEN**

Double glazed window to rear, patio door to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink with mixer tap, space for cooker with extractor over, space for dishwasher, spotlights.

## **UTILITY ROOM**

Floor standing unit, space for washing machine, tumble dryer, radiator.

## **LANDING**

Built in storage cupboard housing combination boiler, doors to bedrooms and bathroom.

## **BEDROOM ONE**

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

## **BEDROOM TWO**

Double glazed window to rear aspect. Two built in storage cupboards, radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Two frosted double glazed windows to rear aspect. Low level w.c., pedestal wash hand basin with hot and cold taps, heated towel rail, panelled bath with shower over.

## **OUTSIDE**

### **PARKING**

Block paved driveway providing off road parking for two cars.

### **REAR GARDEN**

Mainly laid to lawn with patio area, rear access. Garden Office - Double glazed window facing house, has own fuse box and internet.

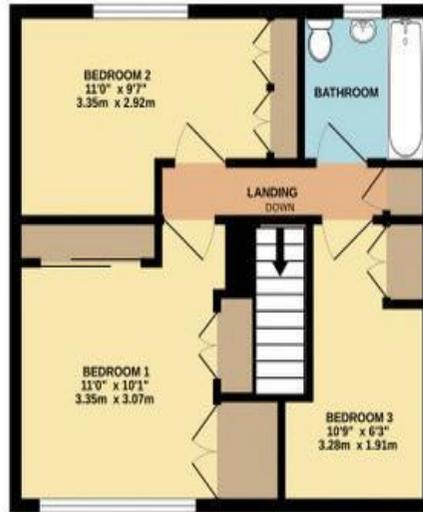
### **TAX BAND: C**

### **EPC RATING: C**

GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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