





**Offers in Excess of  
£350,000**

Situated within walking distance to Hemel old town and its lovely High Street, this three bedroom family home is offered in excellent condition throughout and briefly comprises an entrance hall with downstairs cloakroom, a spacious lounge dining room and fitted kitchen. Whilst to the first floor can be found three generous bedrooms and a family bathroom. With enclosed low maintenance gardens and ample parking.

# Property Description

## Entrance Hall

UPVC double glazed front door opens to the entrance hall, stairs to the first floor, under stairs storage cupboard, recessed spot lighting, radiator, cupboard housing meters and fuse board.

## Cloakroom

Comprising a low level WC wash hand basin, radiator, double glazed window to the front.

## Kitchen

Fitted with 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 to the front, tiled surrounds, plumbing and space for washing machine, radiator.

## Landing

Stairs to the first floor with access to the part boarded loft space, radiator.

## Bedroom One

Double glazed window to the front, built in wardrobes, radiator

## Bedroom Two

Double glazed window to the rear, built in wardrobe, radiator.

## Bedroom Three

Double glazed window to the rear, radiator.

## Bathroom

A white three piece suite comprising a low level WC, wash hand basin, panel bath with mixer tap and power shower over, tiled surrounds, double glazed window to the front, radiator, recessed spot lighting.

## Outside

### Front Garden

Outside storage shed, outside cold water tap and light.

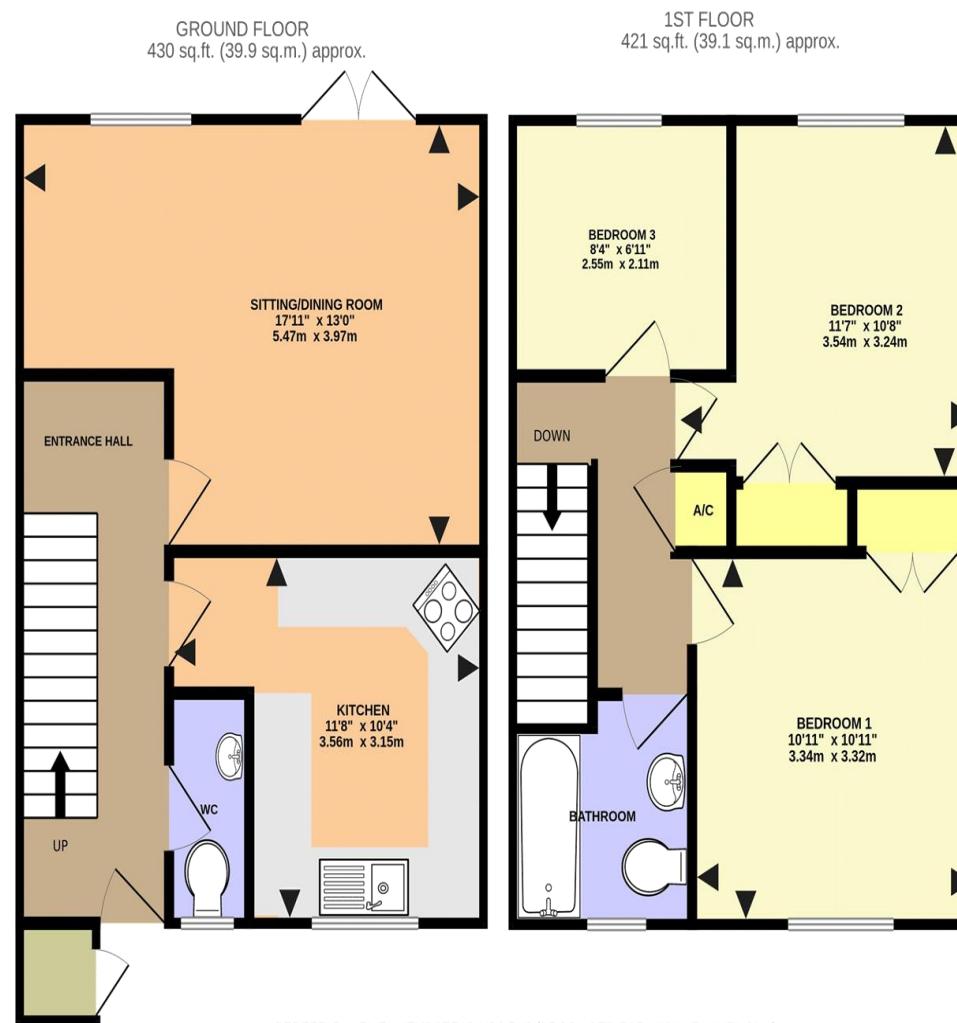
### Rear Garden

A fully enclosed rear garden laid for ease of maintenance, outside light.

### Parking

Ample parking spaces within the Cul De Sac.





TOTAL FLOOR AREA: 851 sq.ft. (79.0 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed  
Made with Metropix ©2023

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