







**Guide Price**  
**£535,000**

A superbly presented halls adjoining four bedroom Victorian semi detached home offered with no upper chain and situated within a stones throw of both Hemel town centre and the old town. With flexible extended living accommodation as well as delightful enclosed gardens and secure off road parking.

# Property Description

## Entrance

Part glazed hardwood front door set within a recessed porch with tiled floor and overhead light.

## Entrance Hall

Stairs rising to the first floor, storage cupboard, Karndean wood effect flooring, concealed radiator, coving to the ceiling and dado rail.

## Lounge

With double glazed bay sash windows to the front elevation, concealed radiator, feature fireplace with inset gas fire, TV point, coving to the ceiling, picture rail.

## Family Room

With wood effect Karndean flooring, cornicing and coving to the ceiling, with decorative ceiling rose, radiator, recessed display shelving with cupboard below.

## Study

With a range of fitted book cases and display shelving, double glazed sash window to the front, coving to the ceiling, radiator, wood effect flooring. Stairs to the fourth bedroom/ guest suite.

## Bedroom Four/ Guest Suite

A double bedroom which would make an ideal guest suite., With a double glazed window to the rear and single glazed window to the side, radiator, recessed spot lights, access to the loft, built in storage cupboard.

## Ensuite Shower Room

A three piece suite comprising, low level WC, wash hand basin, tiled shower cubicle, tiled surrounds and flooring, extractor fan, double glazed sash window to the front.

## Kitchen

Fitted with a range of base and eye level storage units complimented with solid wood work surface areas and upstands. Inset single drainer sink unit with mixer tap, space and plumbing for dishwasher. Fisher & Paykel stainless steel dual fuel range cooker, tiled floor, coving to the ceiling, recessed spot lighting.

## Dining Area

Enjoying views to the rear garden, with double glazed doors and side panels. Range of base and eye level storage units with integrated tumble dryer and pull out ironing board, tiled floor, concealed radiator, recessed spot lighting.

## Utility Room

Space and plumbing for washing machine, wall mounted gas boiler serving central heating and hot water, wall hung wash hand basin, tiled surrounds and flooring, extractor fan, coving to the ceiling.

## Cloakroom

With low level WC, tiled surrounds and flooring, recessed spotlights, window to the rear.

## First floor landing

Stairs rise to the first floor, with access via pull down ladder to a boarded loft space with light. coving to the ceiling, dado rail, built in storage cupboard with hanging rails.

## Bedroom One

With double glazed sash window to the front, radiator, coving to the ceiling, TV point.

## Bedroom Two

Double glazed sash window, radiator, display shelving, built in wardrobe.

## Bedroom Three

Double glazed sash window to the rear, radiator, coving to the ceiling, built in storage cupboard, built in wardrobe with hanging rails.

## Bathroom

A luxury four piece suite comprising low level WC, wash hand basin with mixer tap set in vanity unit with cupboard below, panel bath with mixer tap and hand held shower attachment over, tiled shower cubicle with glass door, tiled surrounds and flooring, heated towel rail, double glazed sash window to the front, recessed spot lighting and extractor fan.

## Outside

## Parking

Double gated access leading to the rear with off road parking space.

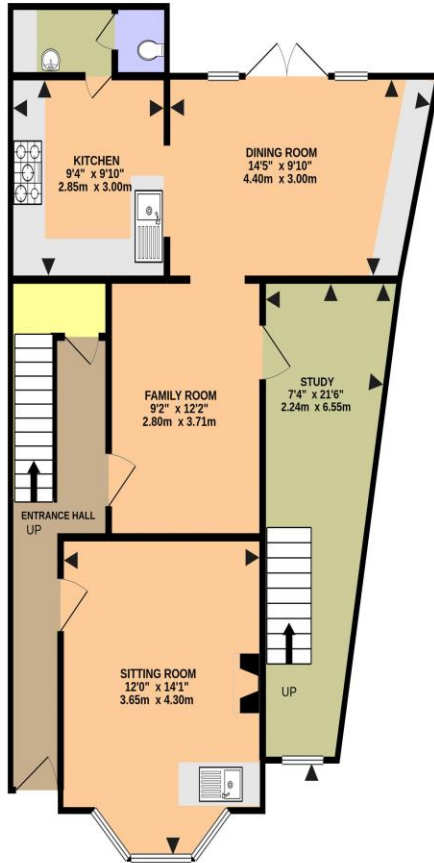
## Front Garden

Screened by a brick wall with gated access, pathway to the front door.

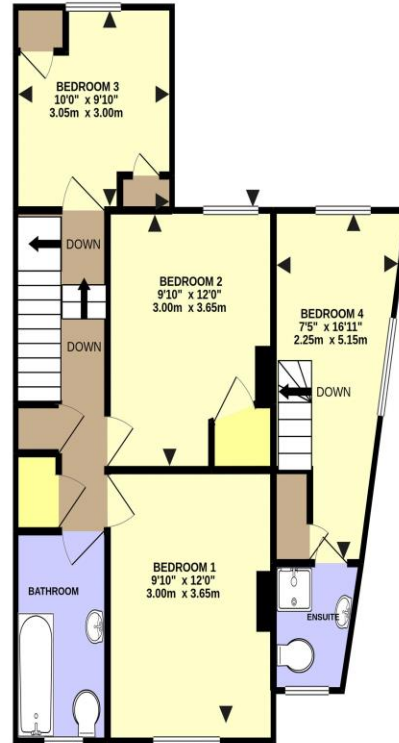
## Rear Garden

An undoubted feature of the property is the delightful established rear garden. Being fully enclosed with double gated side access. Laid mainly to lawn with well stocked irrigated surrounding borders, two block paved patio areas at either end of the garden. Outside power points, cold water tap and lighting, two timber storage sheds one with power and lighting.

GROUND FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



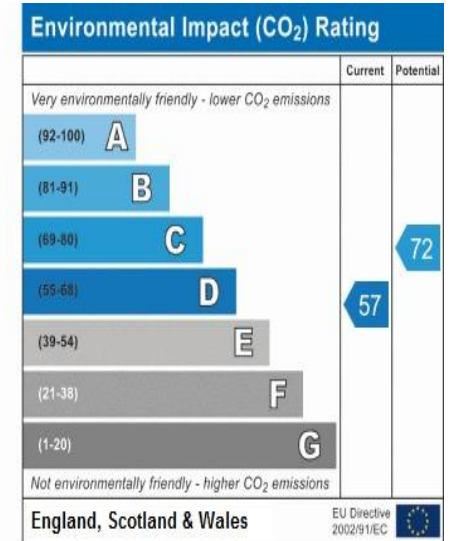
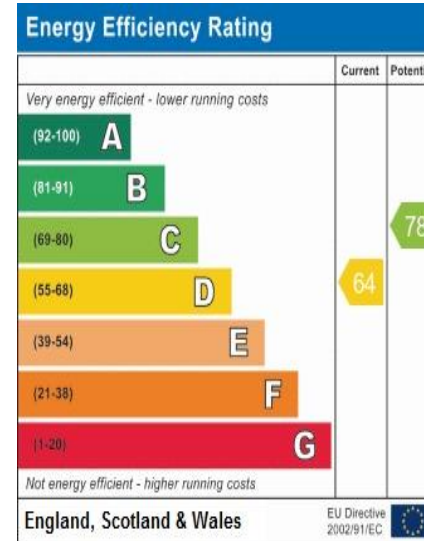
1ST FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



EAST STREET, HEMEL HEMPSTEAD HP2 5BN (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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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