





£395,000

Situated in a convenient residential location close to local amenities, schools and transport links, this three-bedroom home offers spacious and practical accommodation. The ground floor comprises an entrance hallway, a downstairs cloakroom, a kitchen, and a spacious living/dining room. Upstairs there are three bedrooms and a family bathroom. The property also benefits from an integral garage, providing additional storage. Externally, the home features a private rear garden and a driveway providing off-road parking.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Doors to WC, kitchen and lounge/diner, stairs rising to first floor, radiator, door to garage.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, radiator.

LOUNGE/DINER

Double glazed window and sliding door to rear. Two radiators.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, composite sink with drainer and mixer tap, integrated: oven and gas hob with extractor fan over, fridge, freezer, and dishwasher.

LANDING

Doors to bedrooms and bathroom, built-in storage cupboard housing water cylinder.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in wardrobe.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin with mixer tap, panelled bath with shower over, shaver point, extractor fan, part tiled.

OUTSIDE

GARAGE/PARKING

Driveway parking for two cars. Garage with up and over door.

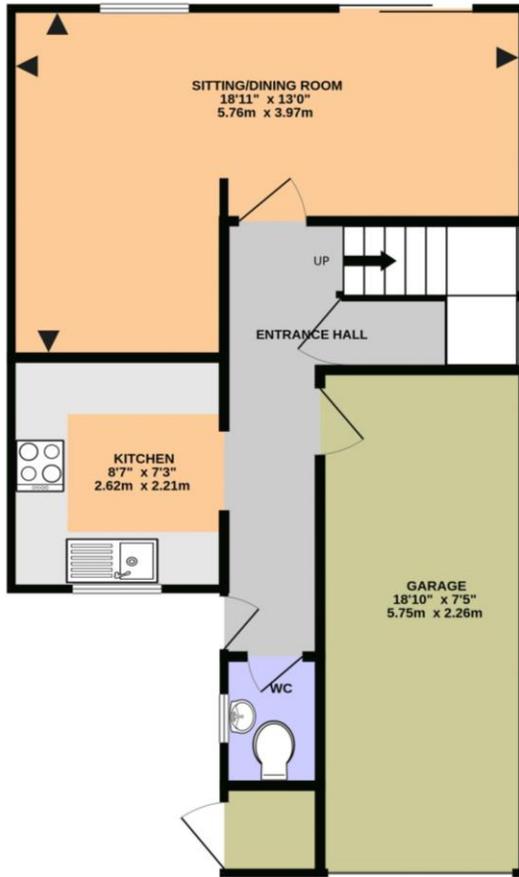
REAR GARDEN

Garden with decking area, patio area, rear gated access, enclosed by panel fencing.

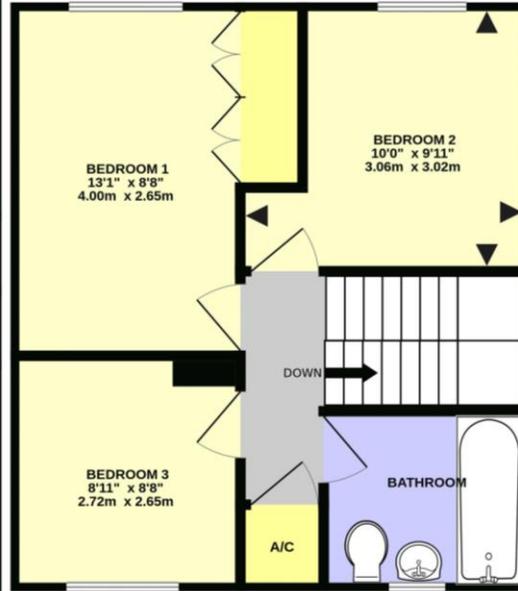
TAX BAND: D

EPC RATING: D

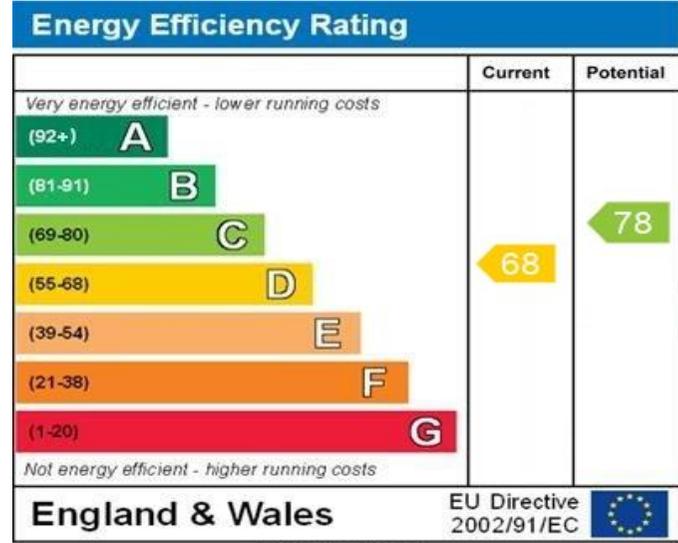
GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



KNOLL GREEN, HEMEL HEMPSTEAD HP2 5AP (PRODUCED FOR MICHAEL AI)
TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.
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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.

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