

Asking Price Of **£325,000**

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Leighton Buzzard Road, Hemel Hempstead HERTS HP1 1HP

A SPACIOUS three bedroom character Semi-Detached family home offering an excellent range of features including very good sized rooms, double glazing, gas central heating and No Upper Chain. The property is ideally situated close to the Town Centre set close to good local shops and amenities. Viewing Very much Essential!

- Semi-Detached Property
- Three Bedrooms
- Character Features
- Close to Amenities
- Good Sized Garden

Property Description

A SPACIOUS three bedroom character End of Terrace family home offering an excellent range of features including very good sized rooms, double glazing, gas central heating and No Upper Chain. The property is ideally situated close to the Town Centre set close to good local shops and amenities. Viewing Very much Essential!

FRONT

Pathway to UPC front door leading to :

ENTRANCE HALLWAY

Doors to rooms, stairs to the first floor.

LOUNGE 11' 0" x 10' 5" (3.35m x 3.18m)

A good sized room with a double glazed bay window to front, wall mounted radiator, double doors leading to :

DINING ROOM 12' 3" x 10' 5" (3.73m x 3.18m)

A good sized room with a double glazed window to rear, doorway leading to :

KITCHEN 10' 0" x 8' 4" (3.05m x 2.54m)

Comprising a range of wall and floor mounted units with fitted work surfaces, gas cooker point, plumbing and space for a washing machine, double glazed window and door to side. Leading to :

UTILITY ROOM 7' 6" x 5' 3" (2.29m x 1.6m)

Fitted wall and floor mounted units, door leading to:

CLOAKROOM

Fitted with a low level WC, double glazed window.

LEAN TO :

A good sized enclosed Lean to with a door to rear leading on to the garden.

FIRST FLOOR LANDING

Access to the loft, doors to the bedrooms.

MASTER BEDROOM 14' 6" x 10' 5" (4.42m x 3.18m)

A good sized room with a double glazed window to front, wall mounted radiator.

BEDROOM TWO 12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to rear, fitted wardrobes, wall mounted radiator.

BEDROOM THREE 10' 2" x 8' 5" (3.1m x 2.57m)

A good sized third bedroom with a double glazed window to rear.

BATHROOM

Comprising a panel enclosed bath with mixer taps and shower, wash hand basin, low level WC, wall mounted radiator, built in airing cupboard, part tiled walls, double glazed window to rear.

OUTSIDE

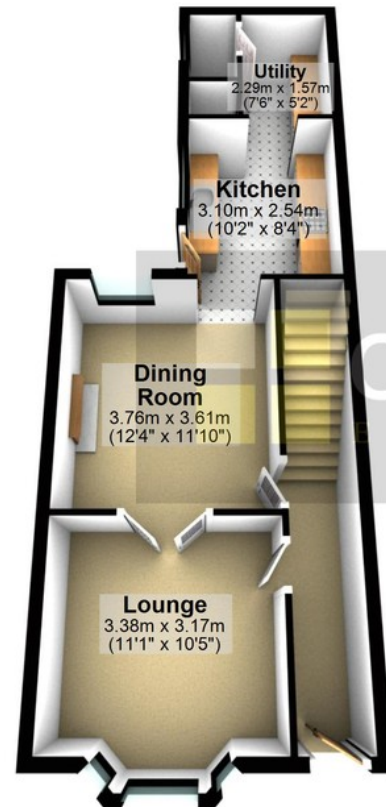
FRONT GARDEN

Retaining brick wall to front with access to the front door and a further access to the side.

REAR GARDEN

Patio area with steps up to a good sized mainly laid to lawn garden.

Ground Floor



First Floor



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

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Hertfordshire

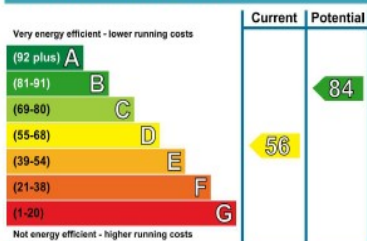
HP1 1EZ

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Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements