



Leys Road, Hemel Hempstead, HP3 9LA

Offers In Excess Of £500,000

Located in this highly sought after area is this EXTENDED four bedroom end of terrace house which is presented to a high standard throughout. Benefits include a 19'7 x 17'7 fitted kitchen/diner, 23'8 lounge, modern fitted family bathroom, EN-SUITE to the master bedroom, gas central heating, double glazing, rear garden with garden studio/office and off road parking.

Situated within easy reach of the local shops, the popular Longdean School, Jarman Park and the M1. M25 and A41 road links.

Entrance Hall



Double glazed front door, two double glazed windows, understairs cupboard, radiator and wood flooring.

Lounge 23'8 max x 12'2 max (7.21m max x 3.71m max)



Double glazed window, electric fire place and radiator.

Kitchen/Diner 19'7 max x 17'7 max (5.97m max x 5.36m max)



L shaped modern fitted kitchen with wall and base units with work surfaces to compliment, sink/drainers with mixer tap and tiled splashbacks, Range cooker with cookerhood over, tiled flooring, plumbing for washing machine, two double glazed windows, sky light in ceiling and double glazed door to garden.

Landing

Stairs from entrance hall and airing cupboard.

Bedroom Two 12'1 x 10'1 (3.68m x 3.07m)



Double glazed window and radiator.

Bedroom Three 10'1 x 9'2 (3.07m x 2.79m)



Double glazed window, fitted wardrobes and radiator.

Bedroom Four 8'1 x 7'9 (2.46m x 2.36m)



Double glazed window, TV point and radiator.

Bathroom



Panelled bath with mixer tap, shower cubicle,

pedestal wash hand basin, low level WC, part tiling and double glazed window.

Second Floor Landing

Stairs from first floor landing.

Bedroom One 11'8 x 11'8 (3.56m x 3.56m)



Double glazed Velux window, double glazed window, storage cupboard and radiator.

En Suite



Fitted with shower cubicle, wash hand basin, low level WC, full tiling and double glazed window.

Front Garden



Driveway parking for up to three vehicles.

Rear Garden



Patio garden with seating area.

Studio/Office



Double glazed window and door with light and power.

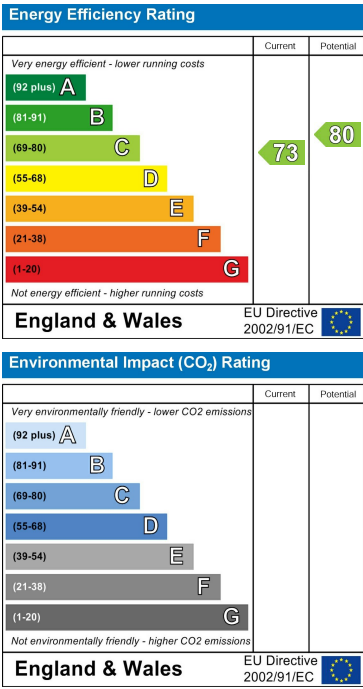
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.