Michael ANTHONY

Runham Road, Hemel Hempstead

Offers in Excess of £500,000



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Offered with no onward chain, this well-presented three-bedroom end-of-terrace property on Runham Road, Hemel Hempstead, is an excellent family home offering spacious and versatile accommodation throughout. The ground floor features a welcoming entrance hall, a convenient downstairs WC and a superb open-plan kitchen/lounge/diner, creating a fantastic social space for both everyday family living and entertaining. Upstairs, the property offers three generously sized double bedrooms, with the master bedroom benefiting from its own ensuite. A family bathroom completes the first-floor accommodation. Externally, the property benefits from parking for multiple cars, making it particularly practical for families or households with several vehicles. There is also an integral garage, providing secure parking, storage or additional flexibility.

Property Description

ENTRANCE HALL
Stairs to first floor, door to kitchen, lounge/diner.

DOWNSTAIRS W.C
Part tiled walls, low level w.c, heated towel radiator, hand wash basin with storage.

LOUNGE/KITCHEN/DINER
Double glazed bifold doors to rear garden, door to garage/utility, three radiators, storage cupboard, door to downstairs W.C. Triple glazed window to front aspect, sink with drainer, range of floor and wall mounted units, gas hob, extractor fan, integrated fridge freezer, two integrated electric ovens, integrated dishwasher, breakfast bar, integrated microwave, spotlights, roller electric blinds on the door.

LANDING
Access to all bedrooms, bathroom . Access to loft.

BEDROOM ONE
Triple glazed window to rear aspect. Spotlights, radiator, door to en-suite..

EN-SUITE
Frosted triple glazed window to rear aspect. Handwash basin with storage, free standing bath with handheld shower, part tiled walls, low level w.c, spotlights, radiator.

BEDROOM TWO
Triple glazed window to front aspect. Built in wardrobes, radiator, spotlights.

BEDROOM THREE
Triple glazed window to front aspect. Built in storage cupboard over the stairs, spotlights, radiator.

BATHROOM
Walk in shower cubical, part tiled walls, low level w.c, hand wash basin with storage, heated towel rail

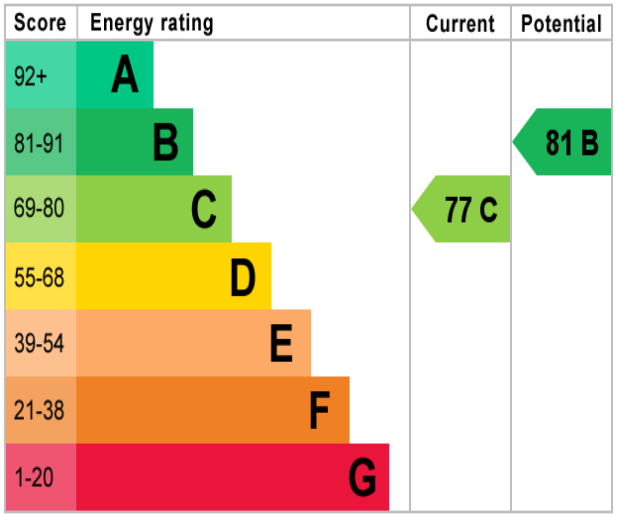
OUTSIDE

GARAGE/UTILITY
Electric garage door, range of floor and wall mounted units, stainless steel sink, spotlights, space for washing machine, space for tumble dryer, door to side access, access to boarded loft.

FRONT GARDEN
Driveway for multiple cars.

REAR GARDEN
Mainly laid to lawn, decked seating area, patio seating area, gated side access, patio path to the stores.





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

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