

David Doyle

Boxmoor/ Hemel Hempstead / Berkhamsted / Tring

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8 Two Waters Road

Hemel Hempstead,
Hertfordshire HP3 9BZ

Price £1,300 pcm
To Let



3 bedroom character home with many period features. 15'1
approx Lounge with cast iron wood burner.
15'2 approx Dining room.

Luxury fitted Kitchen with granite work surfaces. Refitted first
floor Bathroom. Family room/Bedroom 4. Double glazing. Gas
heating to radiators and under floor heating. Well located for
Town Centre and Hemel and Apsley train stations. Garden
backing onto River Bulbourne

AVAILABLE END NOVEMBER



Wooden front door opening to:-

LOUNGE/DINING ROOM

Divided into two distinct areas:-

Lounge 15'1" (4.6m) x 11'10" (3.61m)

Double glazed casement window to front aspect. Feature cast iron wood burner Storage cupboard housing meters. Wall light.

Dining Room 15'2" (4.62m) x 11'4" (3.45m)

Double glazed sash window to rear aspect. Feature fire place. Stairs to first floor.

KITCHEN 12'9" (3.89m) Max x 9'0" (2.74m) Max

Fitted with a porcelain Belfast sink with mixer taps and a range of wall and floor mounted units comprising both cupboards and drawers with the added benefit of cornices, pelmets and plinths and concealed lighting. 2 glass display units and pan drawers. Granite work surfaces. 5 burner `Stoves` gas range with tiled splash back. Integrated automatic washing machine. Integrated slimline dishwasher. Integrated fridge freezer. Matching cupboard housing wall mounted gas boiler. Tiled floor with under floor heating. Recessed ceiling lighting. Double glazed sash window to side aspect. Part glazed stable door to side access. Latch and brace door to:-

FAMILY ROOM/BEDROOM 14'3" (4.34m) x 9'1" (2.77m)

Dual aspect with double glazed casement window to side aspect and double glazed French doors opening onto rear garden. Impressive vaulted ceiling with exposed beams. Shelved storage cupboard and over head storage. Radiator. Door to:-

CLOAKROOM

Fitted in white with chrome fittings and comprising pedestal wash hand basin with tiled splash back and low level WC. Wall light. Tiled floor. Double glazed casement window to side aspect.

FIRST FLOOR

LANDING

Access to loft space. Radiator.

BEDROOM 1 15'2" (4.62m) x 12'0" (3.66m)

Double glazed casement window with views over the Moor. Feature fire place. Picture rail. Radiator.

BEDROOM 2 13'4" (4.06m) Max x 9'1" (2.77m) Max

Double glazed sash window to side aspect. Access to loft space. Airing cupboard. Radiator.

BEDROOM 3 9'0" (2.74m) x 5'6" (1.68m)

Double glazed sash window to rear aspect. Radiator.

BATHROOM

Recently refitted in white with chrome fittings comprising panelled bath with mixer tap and shower attachment, enclosed shower cubicle fitted with `Aqualisa` shower unit and glass screen, vanity unit with inset wash hand basin and mixer tap and storage under and low level WC. Colour co-ordinated tiled walls. Tiled floor with under floor heating. Chrome heated towel rail. Chrome recessed ceiling lighting. Extractor fan.

OUTSIDE

REAR GARDEN

An outstanding feature of the property is that the garden backs onto the River Bulbourne. The garden has a patio area otherwise mainly laid to lawn with herbaceous borders and a further decked area at the garden's end. Outside tap. Outside light. 2 storage sheds. Outside power point. Fenced boundaries. Gated side access.

NOTE

We have been told by the Landlord that Permit Parking is due to be introduced.

HR1310



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