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**34 Toms Croft**  
Hemel Hempstead,  
Hertfordshire HP2 4LL

**POA**  
Freehold



## **ATTENTION DEVELOPERS**

Well presented 2 double bedroom property with plot to side with the benefit of planning permission for further 2 bedroom house.

For more details see [www.dacorum.gov.uk](http://www.dacorum.gov.uk)  
Application Number: **4/02991/14/FUL**

**NO UPPER CHAIN**

# 34 Toms Croft, Hemel Hempstead, Herts HP2 4LL

## **STORM PORCH**

Multi glazed double glazed front door to:-

## **ENTRANCE HALL**

Stairs to first floor. Radiator.

## **LOUNGE**

Double glazed casement window to front aspect. Feature fire place with brick surround and tiled hearth and mantle. Shelved alcove to one side. Wall lights. Radiator. Coving.

## **KITCHEN/DINING ROOM**

Fitted with a single bowl single drainer stainless steel sink unit and a range of matching antique pine wall and floor units comprising both cupboards and drawers with the benefit of cornices, pelmets and plinths and glass fronted display cabinets. Colour co-ordinated roll top work surfaces and part tiled walls. Integrated stainless steel Stoves double oven and grill. Integrated stainless steel glass hob with integrated extractor over. Wall lights. Radiator. Coving. Double glazed casement window to rear aspect.

## **UTILITY AREA**

Range of wall mounted units. Space and plumbing for automatic washing machine and fridge freezer. Wall mounted gas boiler. Understairs storage cupboard. Part glazed double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Double glazed casement window to side aspect. Access to loft space. Radiator.

### **BEDROOM 1**

Double glazed casement window to front aspect. Built in wardrobe. Over stairs storage cupboard. Radiator. Coving.

### **BEDROOM 2**

Double glazed casement window to rear aspect. Shelved airing cupboard. Range of fitted furniture comprising 2 double width wardrobes and overhead storage. Radiator.

### **BATHROOM**

Fitted in white with chrome fittings and comprising panelled bath with chrome shower unit over, vanity unit with inset wash hand basin and adjacent colour co-ordinated roll top work surfaces to both sides and storage under. Colour co-ordinated tiled walls with decorative border tiling. Radiator. Coving. Double glazed casement window to rear aspect.

### **SEPARATE CLOAKROOM**

Fitted in white and comprising low level WC. Double glazed casement window to rear aspect.

## **OUTSIDE**

### **FRONT GARDEN**

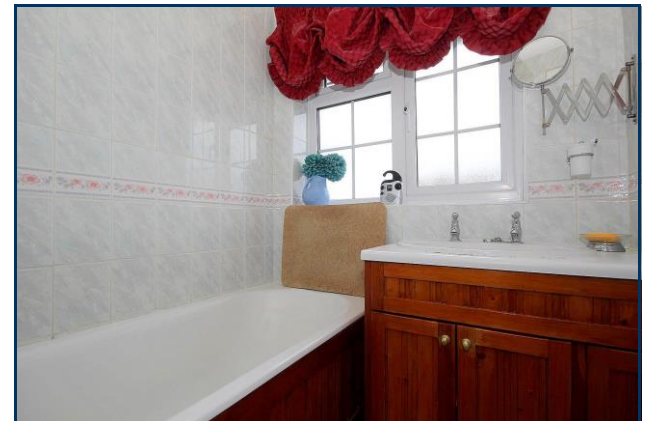
Arranged with low maintenance in mind being mainly paved with low brick wall to property's front and side curtilage. Outside light. Gated side access to rear garden.

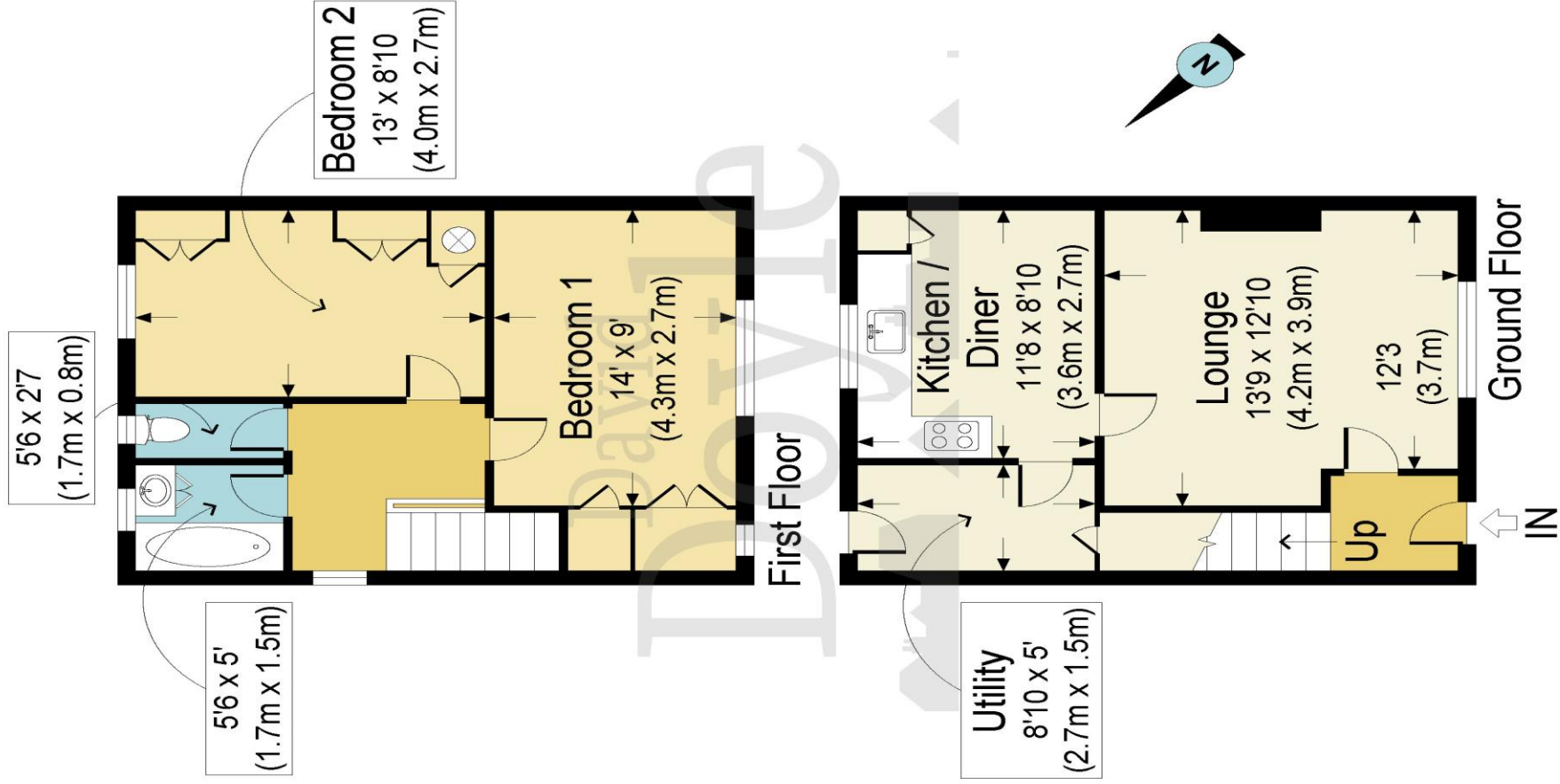
### **REAR GARDEN**

Well arranged with patio to side and rear, otherwise mainly laid to lawn with herbaceous borders. Fenced boundaries. Outside light. Shed. Outside tap.

**H10344 - See floor plan for measurements**







TOMS CROFT, HP2 4LL  
 APPROX. GROSS INTERNAL FLOOR AREA 764 SQ FT / 71 SQ M.  
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