

01442 933450



Oliver Road

£410,000

A 1930`s family home presented to an excellent standard, situated in this desirable area. Benefitting from a spacious hallway, living room, open plan kitchen/diner, 3 bedrooms, usable loft area, driveway & good size garden. Walking distance to amenities, Grand Union canal & Apsley train station.

**PORCH : ENTRANCE HALL : LIVING ROOM : OPEN PLAN
KITCHEN/DINER : LANDING : THREE BEDROOMS : BATHROOM :
USABLE LOFT AREA : REAR GARDEN : DRIVEWAY**

- ❖ 1930`s family home
- ❖ Spacious kitchen/diner with granite work surfaces
- ❖ Two doubles and one single bedroom
- ❖ Good size rear garden with decked outdoor dining area
- ❖ Situated in this desirable location
- ❖ Recently re painted exterior
- ❖ Presented to an excellent standard
- ❖ Usable loft area with power, light and heating
- ❖ Driveway parking for two vehicles
- ❖ Walking distance to amenities, Grand Union canal and Apsley train station

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Oliver Road, Hemel Hempstead, Hertfordshire, HP3 9PY

Double glazed front door to:

PORCH

Coving to ceiling, halogen spot lights, tiled floor, frosted double glazed windows to front, opening to:

HALLWAY

Coving to ceiling, solid oak flooring, dado rail, radiator, stairs to first floor with under stairs storage cupboard, opening to kitchen/diner and door to:

LIVING ROOM

Coving to ceiling, picture rail, fireplace void with surround, radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER

KITCHEN AREA

Fitted with floor and wall mounted units with granite work surfaces over, built in oven with four ring hob and extractor hood over. Integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, stainless steel sink unit with mixer tap. Solid oak wood flooring, part tiled walls, halogen spot lights, double glazed window to rear and opening to:

DINING AREA

Solid oak wood flooring, halogen spot lights, radiator and double glazed doors to rear garden.

FIRST FLOOR - LANDING

Access to usable loft area with pull down loft ladder, coving to ceiling, dado rail and doors to bedrooms and bathroom.

BEDROOM ONE

Coving to ceiling, radiator and double glazed bay window to front

BEDROOM TWO

Fitted wardrobes, radiator and double glazed window to rear.

BEDROOM THREE

Wood laminate flooring, coving to ceiling and radiator.

BATHROOM

Suite comprising panelled bath with wall mounted shower, semi recessed basin with cupboard under and back to wall W/C with concealed cistern. Chrome heated towel rail, part tiled walls, halogen spot lights, varnished floorboards and frosted double glazed window to rear.

USABLE LOFT AREA

Insulated loft area accessed via pull down ladder, four velux windows, power and light, cupboard, radiator and eaves storage.



REAR GARDEN

Outside cold tap, decking, step to mainly laid to lawn area, shrub, flower beds, tree, shingled area. Raised decking with railway sleeper borders, Koi fish pond with industrial pump, shed, summer house and fenced at boundaries.

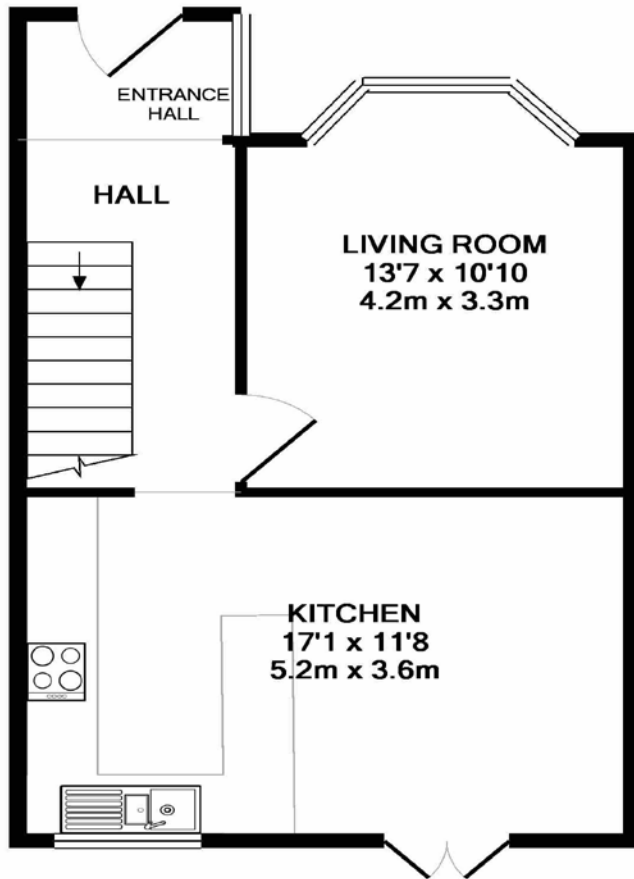
FRONT

Driveway parking, wall to side.

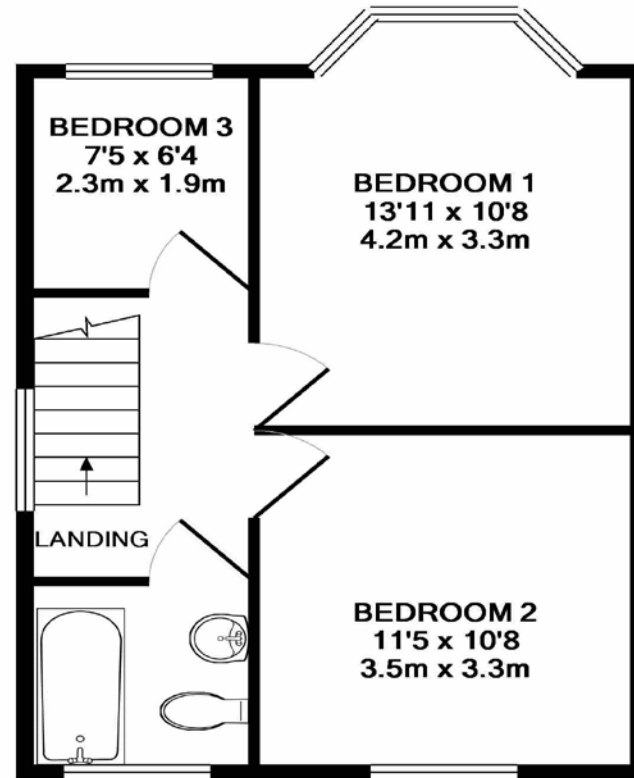
EPC Summary: EER D (56/80) EIR E (50/76)

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Home Truth Properties Ltd, Imex, 575-599 Maxted Road, Hemel Hempstead, Hertfordshire, HP2 7DX



GROUND FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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