

01442 933450



Horselers

£415,000

A well presented 3 bedroom family home with front, rear garden, driveway & integral garage. Benefiting from 3 reception rooms, kitchen, side passage, 2 doubles and a single bedroom plus a re fitted 4 piece bathroom. Potential to extend subject to PP, walking distance to local schools & amenities.

**PORCH : ENTRANCE HALL : LIVING ROOM : DINING ROOM :
CONSERVATORY : KITCHEN : SIDE PASSAGE : LANDING :
THREE BEDROOMS : BATHROOM : REAR GARDEN :
FRONT GARDEN : DRIVEWAY : INTEGRAL GARAGE**

- ❖ Well presented three bedroom family home
- ❖ Re fitted white four piece bathroom
- ❖ Potential to extend subject to planning
- ❖ Approx 20 min walk Apsley train station & convenient for M1 & M25
- ❖ Generous front garden to potentially convert for more parking
- ❖ Living room, dining room & conservatory
- ❖ Two doubles & one single bedroom
- ❖ Rear garden with shed & playhouse
- ❖ Shared entrance to driveway & garage
- ❖ Secure side passage with access to the rear garden, kitchen & garage



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Horselers, Bennetts End, Hemel Hempstead, Hertfordshire, HP3 9UH

Double glazed front door to:

PORCH

Double glazed windows to front, double glazed door to:

ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard, wood laminate flooring, radiator, doors to kitchen and to:

LIVING ROOM

Inset gas fire with surround, wood laminate flooring, radiator, double glazed window to front and door to:

DINING ROOM

Wood laminate flooring, radiator, arch to kitchen and sliding double glazed door to:

CONSERVATORY

Ceramic tiled floor, double glazed windows and double doors to rear.

KITCHEN

Fitted with floor and wall mounted units with work surfaces over, built in oven, separate four ring gas hob and extractor hood over, space and plumbing for washing machine, stainless steel sink unit with mixer tap and space for fridge freezer. Spacious larder cupboard, ceramic tiled floor, part tiled walls, LED spot lights, double glazed window to rear and double glazed door to:

SIDE PASSAGE

Cupboard with shelving, double glazed door to front, door to rear and door and steps to garage.

FIRST FLOOR - LANDING

Access to loft void, radiator, double glazed window to side with secondary glazing, doors to bedrooms and bathroom.

BEDROOM ONE

Fitted wardrobes and cupboards, built in cupboard, airing cupboard, wood laminate flooring, radiator and double glazed window to front.

BEDROOM TWO

Built in cupboard, wood laminate flooring, radiator and double glazed window to rear.

BEDROOM THREE

Built in cupboard, wood laminate flooring and double glazed window to front.

BATHROOM

Re fitted four piece suite comprising panelled corner bath with mixer tap and shower attachment, shower enclosure with wall mounted `Triton` shower, full pedestal basin with mixer tap and close coupled W/C. Chrome heated towel rail, ceramic tiled floor, fully tiled walls and frosted double glazed window to rear.

REAR GARDEN

Patio areas, mainly laid to lawn with pathway, summer house, shrubs and trees. Barked play area, shed and fenced at boundaries.

FRONT GARDEN

Mainly laid to lawn, pathway to front door and side lean to, pebbled areas with half log borders and small brick wall boundaries.

DRIVEWAY

Shared entrance opening out to drive in front of garage.

INTEGRAL GARAGE

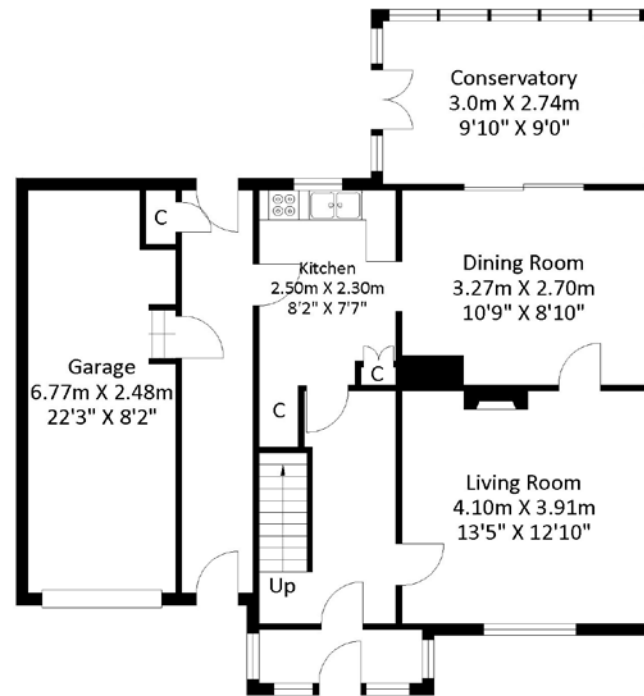
Electronic remote control up and over door, power and light.

EPC Summary: EER C (71/87) EIR C (69/85)

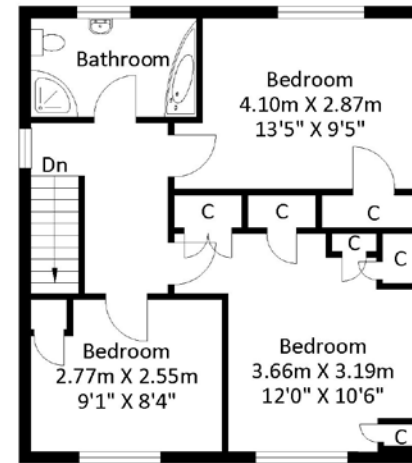


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Home Truth Properties Ltd, Imex, 575-599 Maxted Road, Hemel Hempstead, Hertfordshire, HP2 7DX



Ground Floor
Approximate Floor Area
956.91 sq. ft
(88.90 sq.m)



First Floor
Approximate Floor Area
509.13 sq. ft
(47.30 sq.m)

Approximate Gross Internal Area = 136.20 sq m / 1466.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Important Notice

Although these particulars, together with any photographs and/or any floor plans, are intended to give a fair description of the property, they do not form any part of a contract. The Vendors, their Agents, Home Truth and persons in their employ do not give any warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the Agent. All negotiations should be conducted through Home Truth.

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