

01442 933450



Spencer Way

O.I.R.O £285,000

A well presented two double bedroom house situated in the popular Gadebridge area. Benefiting from a re fitted kitchen and bathroom, spacious living/dining room, two generous double bedrooms, front and rear garden. Convenient for Gadebridge park, Old Town, local schools and amenities.

**ENTRANCE HALL : LIVING/DINING ROOM : KITCHEN : LANDING : TWO
DOUBLE BEDROOMS : BATHROOM : FRONT & REAR GARDEN :
COMMUNAL PARKING**

- ❖ Situated in the popular Gadebridge area
- ❖ Re fitted kitchen and bathroom
- ❖ Communal parking
- ❖ Walking distance to local schools & amenities
- ❖ Spacious living/dining room with door to garden
- ❖ Two double bedrooms
- ❖ Front and rear garden
- ❖ Convenient for Gadebridge park & Old Town



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Spencer Way, Gadebridge, Hemel Hempstead, HP1 3LZ



Double glazed front door to:

ENTRANCE HALL

Stairs to first floor with understairs storage cupboard, wood effect tile flooring, radiator, opening to kitchen and door to:

LIVING ROOM/DINING ROOM

Blocked fireplace feature, coving to ceiling, radiator, double glazed window and double glazed door to rear.

KITCHEN

Re fitted with floor and wall mounted units with work surfaces over. Built-in oven with four ring hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, stainless steel sink unit with mixer tap, wood laminate flooring, LED spotlights, boiler and double glazed window to front.

FIRST FLOOR - LANDING

Access to loft void, doors to bedrooms and bathroom.

BEDROOM ONE

Built-in cupboard. radiator and double glazed window to rear.

BEDROOM TWO

Radiator and double glazed window to front.

BATHROOM

Re fitted suite, comprising panelled bath with screen, wall mounted `Triton` shower and mixer tap. Close coupled WC, semi recessed basin with mixer tap and cupboard under, part-tiled walls, shaver point, light, wood laminate flooring, frosted double glazed window to front, radiator and shaver light

REAR GARDEN

Hardstanding patio area, gated to side shared access, mainly laid to lawn, two doors to brick out building, trees, shrub beds and fenced at boundaries,

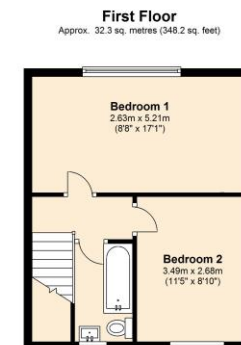
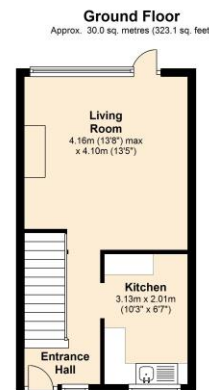
FRONT GARDEN

Mainly laid to lawn, pathway and steps to front door and side access.

PARKING

Communal parking bays to front.

EPC Summary: EER D (56/77) EIR E (50/72)



Total area: approx. 62.4 sq. metres (671.3 sq. feet)
13 Spencer Way, Hemel Hempstead



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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