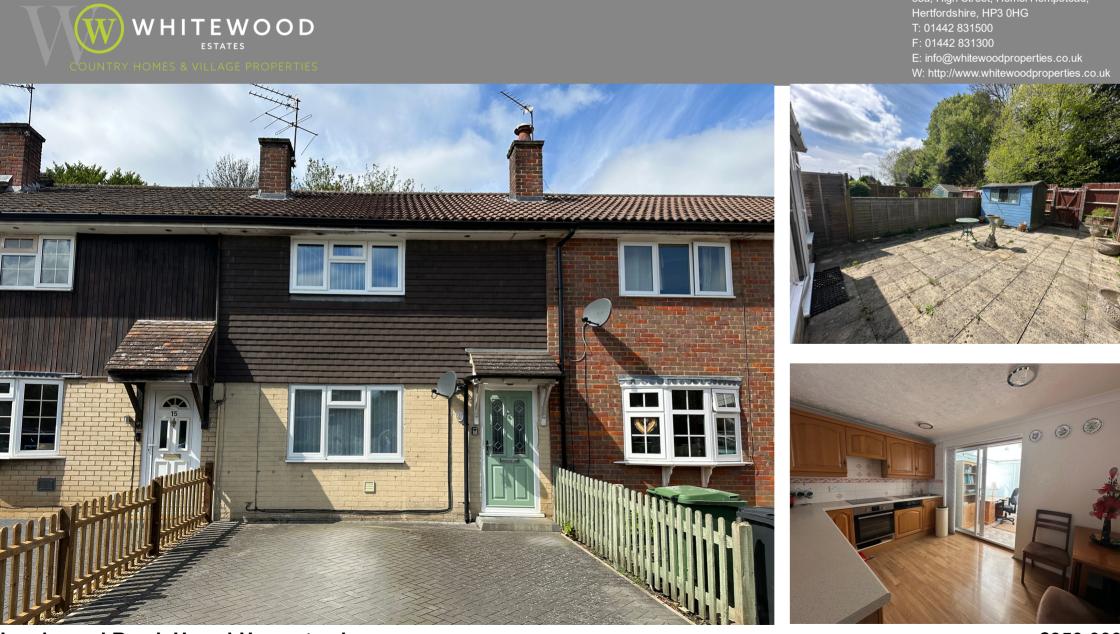


Total Area: 81.3 m<sup>2</sup> ... 875 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Larchwood Road, Hemel Hempstead

£350,000

35a, High Street, Hemel Hempstead,

# **Ground Floor**

# Kitchen diner

A range of wall and base units in a light oak, cream coloured rolled edged work surfaces, stainless steel sink, integrated dishwasher and oven, sliding doors leading to conservatory room.

### Sitting Room

Window overlooking the front driveway, radiator, fire place with gas fire (disconnected). Archway opening leading to Kitchen.

#### **Entrance Hall**

Stairs to first floor landing, radiator, wood effect flooring, door leading to:

# **Inner lobby**

Door to storage cupboard, door to WC.

### Cloakroom/WC

Window to rear, WC with concealed cistern, wash hand basin, plumbing for washing machine, Worcester Bosch combi boiler.

# First Floor

### Landing

Loft hatch, with pull down ladder, storage cupboard, doors leading

# Bedroom One

Window to front, radiator, built in wardrobes,

### **Bedroom Two**

Window to rear, radiator fitted wardrobes.

# Family shower room

Two windows to the rear, WC, pedestal wash hand basin, corner shower cubicle with wall mounted mixer taps. Fully tiled walls, chrome towel radiator.

# Outside

# Rear garden

A south westerly facing rear paved garden, timber shed and gated access to a rear private path.

#### To the front

A block paved driveway creating off road parking for two cars.

#### Tenure

Freehold

# www.whitewoodproperties.co.ul













