



Total Area: 50.5 m² ... 544 ft²

All measurements are approximate and for display purposes only



Old Dean, HEMEL HEMPSTEAD

£249,950

An opportunity to purchase a well presented one bedroom first floor apartment located within walking distance of the village centre. The property comprises of own private door leading to entrance hall, large storage cupboard, sitting room, large kitchen / diner, double bedroom, bathroom, gas central heating. There is also a private rear garden, and shed. AVAILABLE NO UPPER CHAIN.

Entrance Hall

Double glazed window to front, ceramic tiled floor, radiator, door to storage cupboard housing fusebox, coving to ceiling, stairs to:

Landing

With loft hatch to loft, double glazed window to front, coving to ceiling, doors to:

Sitting Room

Double glazed window to rear, radiator, coving to ceiling, t.v. and telephone points.

Kitchen/ Diner

A double aspect room comprising of a range of eye and base level units in white with brushed steel effect handles and contrasting beech effect rolled edged worktops. Stainless steel sink and drainer with mixer taps, integral diploma oven and four ring electric hob, stainless steel extractor hood plumbing, plumbing for washing machine, space for fridge / freezer. Tiled splash backs, ceramic tiled floor, coving to ceiling, radiator, double glazed windows to side and rear, cupboard housing floor standing boiler and cupboard housing hot water cylinder.

Bedroom one

Coving to ceiling, radiator, telephone point, window to front.

Bathroom

A three piece suite in White comprising of close coupled w.c., pedestal wash hand basin, panelled bath with Triton power shower. Extractor fan, partly tiled walls to bath area, ceramic tiled floor, radiator, coving to ceiling, opaque glazed window to side

To the side

Brick built storage shed with light.

Rear garden

A private garden, mainly laid to lawn surrounded by mature hedging and shrub borders.

Tenure

Leasehold. there is a approximately 100 years remaining.

Council Tax

Dacorum Borough Council.... Band B..

Viewing

Strictly by appointment only Tel; 01442 831500

Location

From our office in the High Street, take the turning opposite, which is Old Dean, continue passed Hyde Meadows on the left, past the little green area, and past the turning to Hyde Meadows and No 35a is on the left.

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