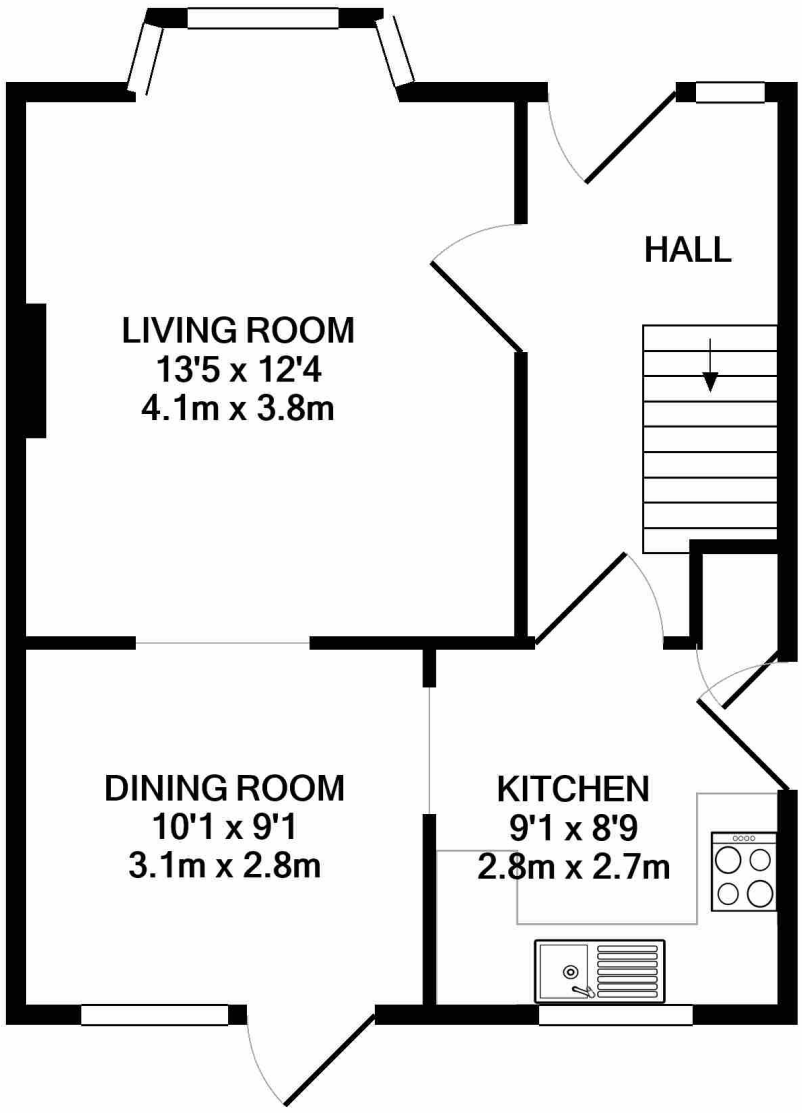
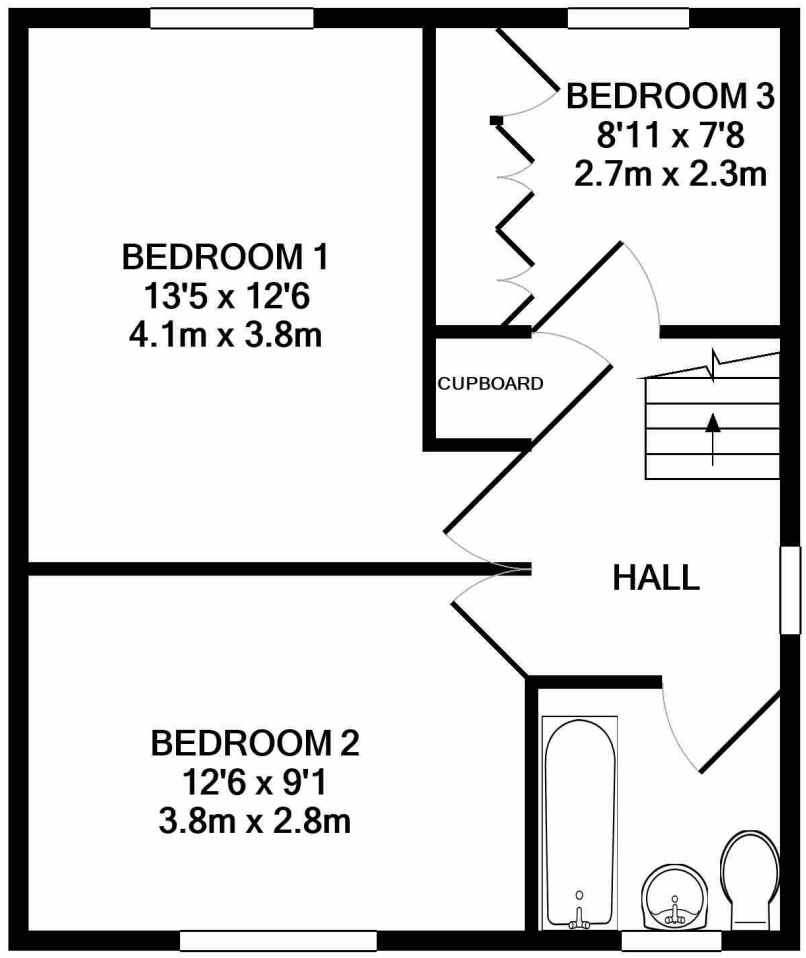


GROUND FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.3 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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WILSONS
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Brickmakers Lane, Hemel Hempstead

£445,000

An opportunity to acquire a spacious three bedroom semi detached family home in need to some modernisation, located in this Parish of Leverstock Green. The property has brilliant access to junction 8 of the M1 and is walking distance to the primary school in the village and the parade of local shops. There is great potential to extend the house with a two storey side extension (subject to obtaining planning consent). The accommodation comprises of: Entrance hall, sitting room with bay window overlooking front garden, dining room overlooking rear garden, kitchen, on the first floor there is a spacious landing with three bedrooms and a family bathroom. There is a garage and parking for three vehicles to the side of the property and a rear garden of approximately 70ft.

Ground Floor

Entrance Hall

Double glazed front door, stairs leading to first floor landing, radiator, engineered oak flooring, doors leading to:

Sitting Room

Feature bay window overlooking the front garden and driveway, radiator, fireplace with oak wooden surround, gas fired back boiler, TV point, radiator, archway leading to dining room.

Dining Room

Window and door leading to rear garden, radiator, door leading to kitchen.

Kitchen

A range of wall and base units in white with grey rolled edged work surfaces, stainless steel 1.5 bowl sink, integrated 4 ring gas hob, electric oven and grill, extractor hood, larder/ pantry cupboard, door leading to side driveway.

First Floor

Landing

Window to side, loft hatch leading to loft area with light. Doors leading to:

Bedroom One

Window overlooking front garden.

Bedroom Two

Window overlooking rear garden, coved ceiling.

Bedroom Three

Window overlooking front garden, a range of fitted wardrobes.

Bathroom

Window overlooking rear garden, panelled bath, pedestal wash hand basin, low level WC, partly tiled walls, radiator.

Outside

Rear garden

A south westerly rear garden measuring approximately 65 foot in length, mainly laid to lawn with mature hedging and a paved patio area, gated side access leading to side driveway.

Side Driveway

Off road parking for three cars in line. There is a front lawn with potential to create an additional driveway. There is great potential to extend the property to the side two stories like next door, subject to obtaining planning consent.

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