



## King Edward Street, Hemel Hempstead, HP3 0AD

### Asking Price £475,000

Located in the highly sought after Manor Estate is this spacious semi detached house in need of refurbishment and offering scope to extend STPP. Boasting three bedrooms, 12'0 lounge, 12'10 dining room, kitchen, basement, downstairs bathroom, double glazing, off road parking, garage and is being sold with the benefit of NO UPPER CHAIN.

Situated within easy reach of both Hemel Hempstead and Apsley train stations, Hemel Hempstead town centre and the M1, M25 and A41 road links.

**Entrance Hall**

Double glazed front door.

**Living Room 12'0 x 10'11 (3.66m x 3.33m )**

Double glazed bay window, coving and feature fire place.

**Dining Room 12'10 x 11'3 (3.91m x 3.43m )**

Double glazed door to garden, coving and double glazed window.

**Kitchen 10'10 x 7'4 (3.30m x 2.24m)**

Double glazed window, stainless steel sink with drainer, tiled splash back, built in cupboard, electric cooker point and stairs to basement.

**Basement 12'1 x 11'11 (3.68m x 3.63m)**

Window

**Lobby**

Door to garden and built in cupboard.

**Bathroom**

Two double glazed window, panelled bath with mixer tap and shower attachment, low level wc, wash hand basin and tiling.

**Landing**

Loft access, double glazed window and storage cupboard.

**Bedroom One 12'11 x 11'5 (3.94m x 3.48m)**



Two double glazed window and coving.

**Bedroom Two 10'11 x 10'9 (3.33m x 3.28m)**



Double glazed window and two storage cupboard.

**Bedroom Three 10'11 x 7'7 (3.33m x 2.31m)**



Double glazed window and built in wardrobes.

**Front Garden**

Laid to lawn with pathway to front door.

**Rear Garden**



Laid to lawn with rear access to garage.

**Garage**

**Off Road Parking**

Space in front of Garage

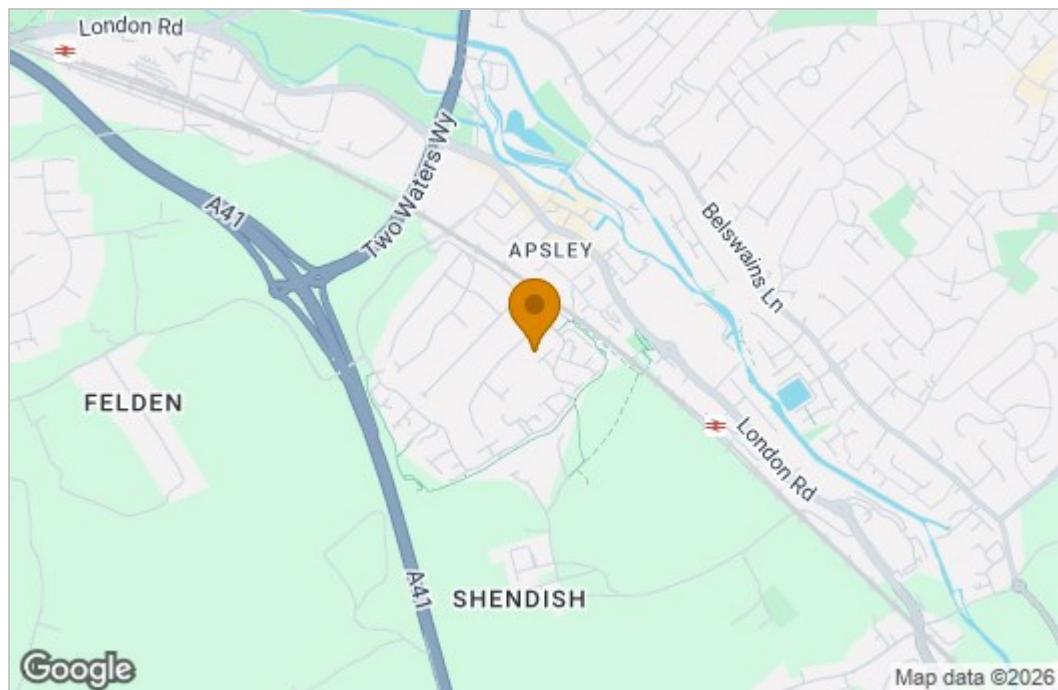
## Floor Plan



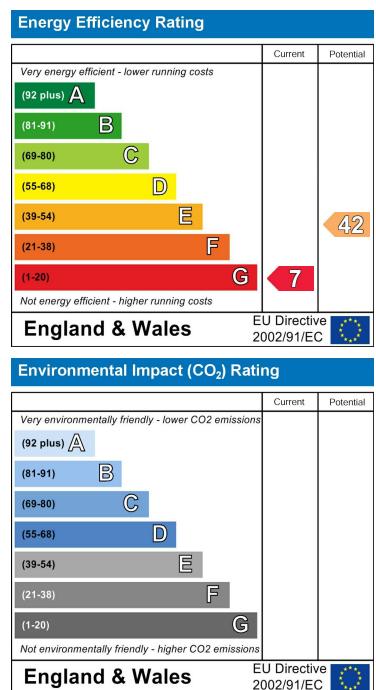
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## Area Map



## Energy Efficiency Graph



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