



**Thames Avenue, Hemel Hempstead, HP2 6EE**  
**Offers In Excess Of £350,000**

Offered with no upper chain is this terraced house located in Grovehill and within easy reach of the local shops and transport. Boasting three bedroom, 25'1 lounge/dining room, downstairs cloakroom, study, double glazing, gas central heating and garden office.



### Entrance Hallway

Double glazed door, dado rail, covong, radiator, laminate flooring and stairs to first floor.

### Downstairs Cloakroom



Double glazed window, low level wc, wash hand basin with tiled splashbacks, dado rail, coving, tiled floor and radiator.

### Living Room 25'1 x 11'6 (7.65m x 3.51m)



Double glazed window and double glazed patio door. two radiators, dado rail, coving and TV point.

### Kitchen 9'6 x 9'1 (2.90m x 2.77m )



Fitted kitchen with wall and base units and work surfaces to compliment, double glazed window, 1 1/2 bowl stainless steel sink with drainer, electric cooker point and double glazed door.

### Utility 5'2 x 4'11 (1.57m x 1.50m)

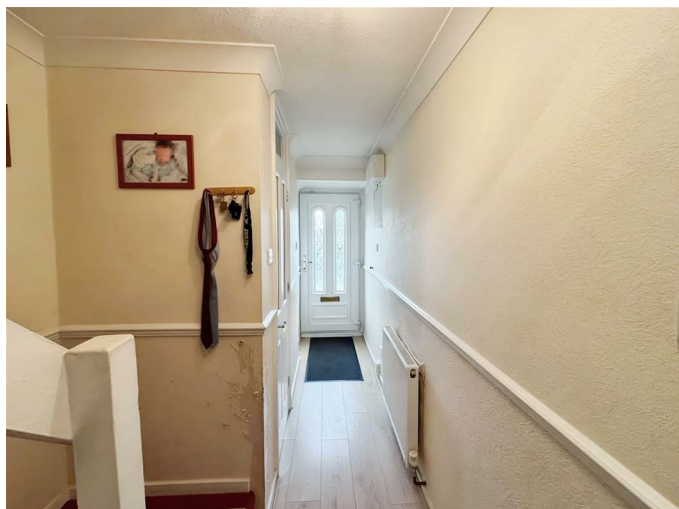
Double glazed door to garden and plumbing for washing machine.

### Study 7'1 x 5'0 (2.16m x 1.52m)



Double glazed window, laminate flooring and radiator.

## Landing



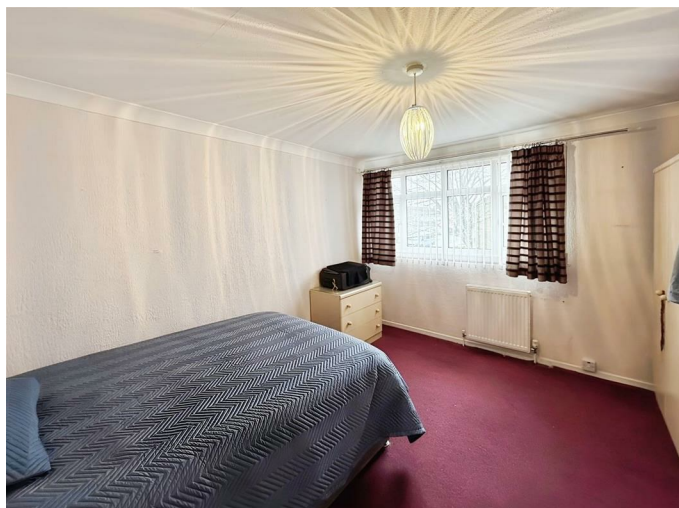
Airing cupboard, dado rail and coving.

## Bedroom One 12'5 x 11'1 (3.78m x 3.38m)



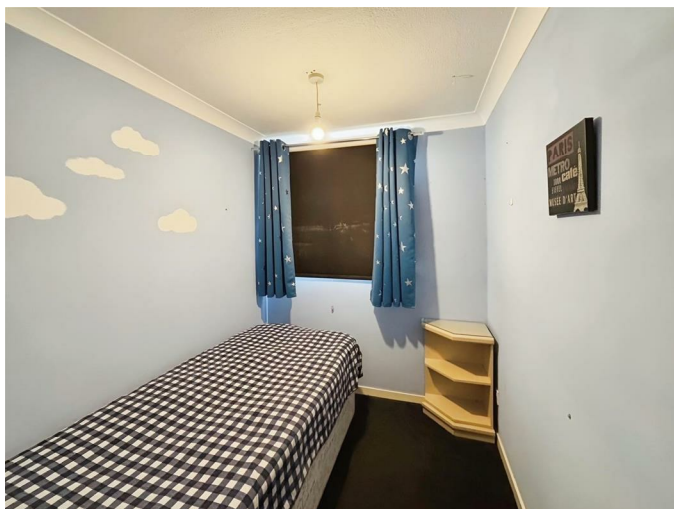
Double glazed window, dado rail, radiator and fitted wardrobes.

## Bedroom Two 12'2 max x 11'0 max (3.71m max x 3.35m max)



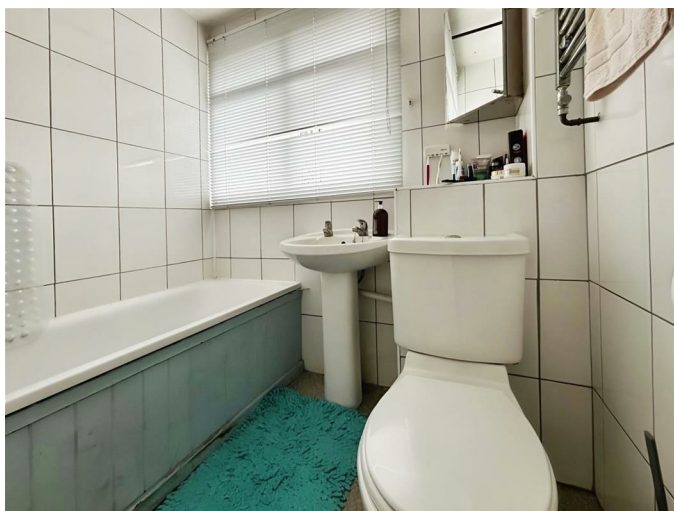
Double glazed window, coving and radiator.

## Bedroom Three 9'6 x 6'4 (2.90m x 1.93m)



Double glazed window, coving, radiator and built in cupboard.

## Bathroom



Frosted double glazed window, panelled bath with shower over, pedestal wash hand basin, low level wc, tiling and heated towel rail.



## Rear Garden



Artificial lawned area, side access, patio area and out building.

## Garden Office 18'10 x 6'0 (5.74m x 1.83m)

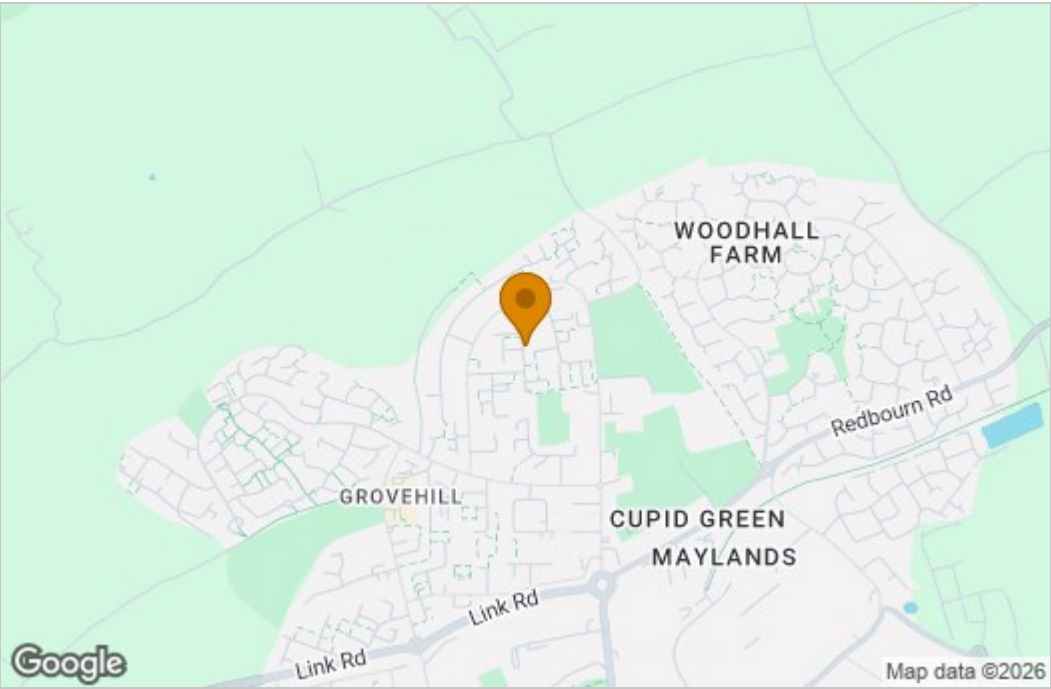


Three double glazed windows, light and power.

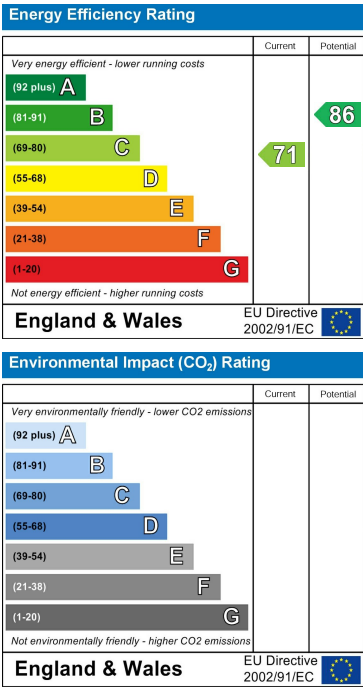
Floor Plan



Area Map



Energy Efficiency Graph



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