



**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, coving, 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)



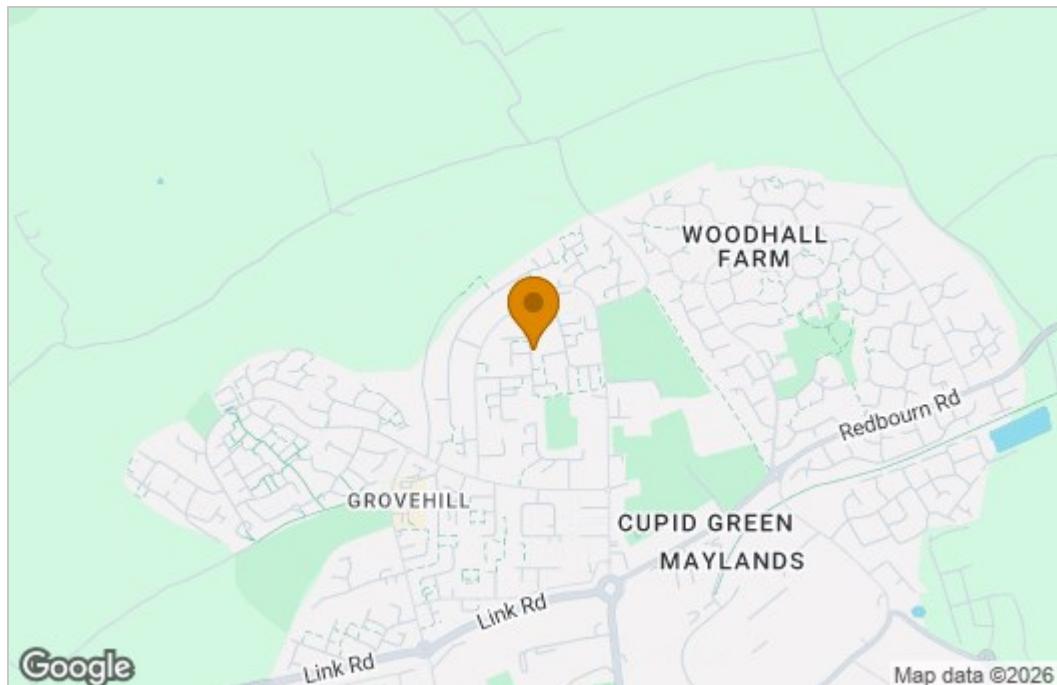
Three double glazed windows, light and power.

## Floor Plan



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)

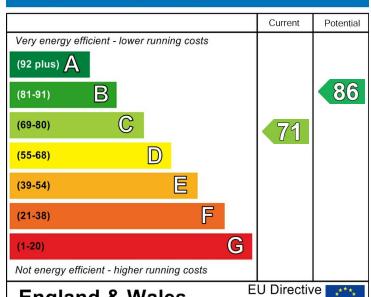
## Area Map



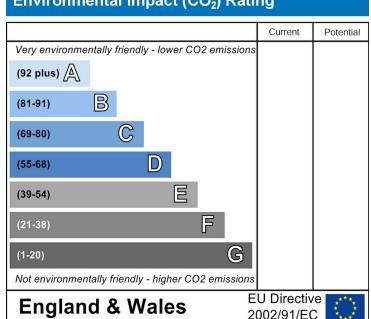
## Energy Efficiency Graph



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.