

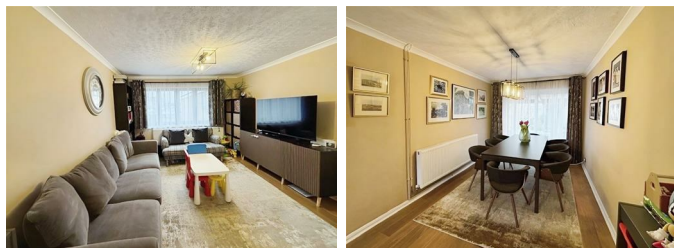
Wroxham Avenue, Hemel Hempstead, HP3 9HF
£475,000

Situated in popular Corner Hall and within easy reach of the town centre, Hemel Hempstead Station and the M1, M25 and A41 road links is this spacious and well presented semi detached house. Boasting four bedrooms, 25'11 lounge/diner, modern fitted kitchen, downstairs shower room, double glazing, gas central heating and off road parking.

Entrance Hallway

Door to front, two radiators, laminate flooring, walk in cupboard with plumbing for washing machine, understairs cupboard and cupboard.

Lounge/Diner 25'11 max x 11'7 max (7.90m max x 3.53m max)



Double glazed window, coving, laminate flooring, TV point and double glazed patio doors.

Fitted Kitchen 11'1 x 8'5 (3.38m x 2.57m)



Modern fitted kitchen with wall and base units with wood work surfaces to compliment, double glazed window, double glazed door to garden, electric oven, gas hob with cooker hood over, 1 1/2 bowl sink with drainer, part tiled and integrated dishwasher.

Bedroom Four 13'5 x 7'3 (4.09m x 2.21m)



Double glazed window, laminate flooring and radiator.

Shower Room

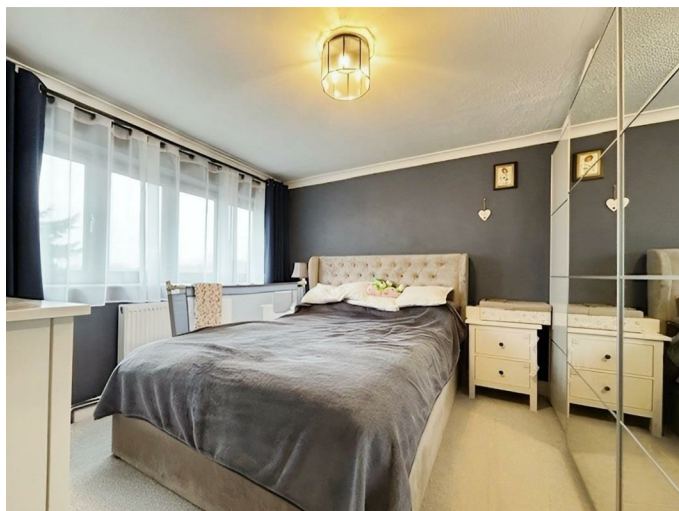


Frosted double glazed window, shower cubicle, wash hand basin with vanity unit, low level wc, heated towel rail and tiled.

Landing

Loft access.

Bedroom One 12'0 x 10'7 (3.66m x 3.23m)



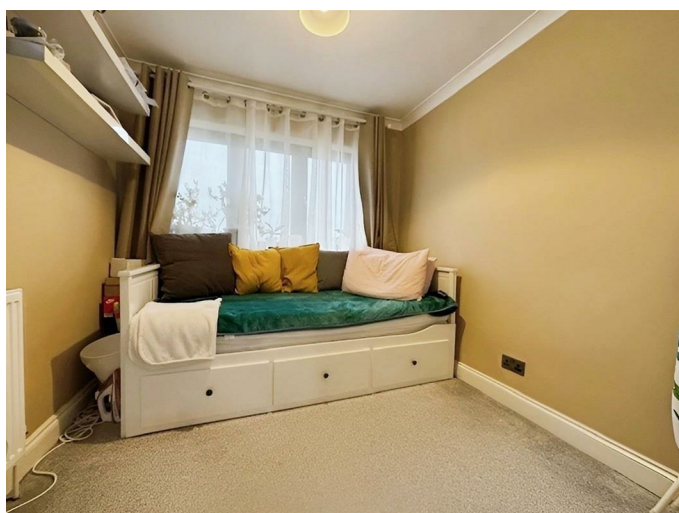
Double glazed window, coving and radiator.

Bedroom Two 13'5 x 9'9 (4.09m x 2.97m)



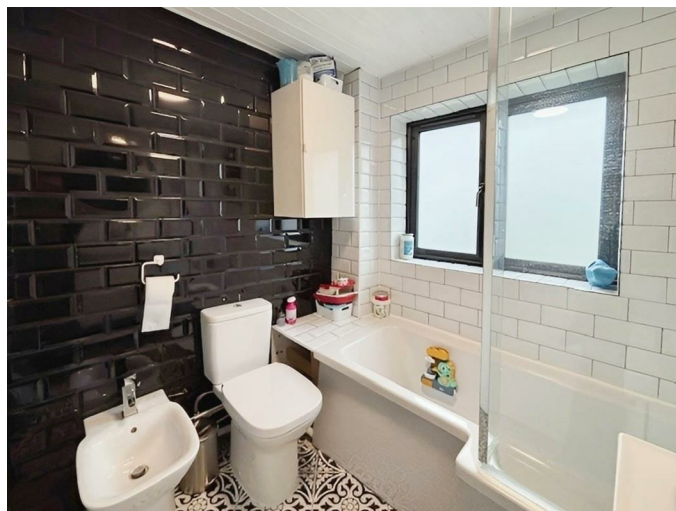
Double glazed window, coving and radiator.

Bedroom Three 9'9 x 7'11 (2.97m x 2.41m)



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

Bathroom



Frosted double glazed window, panelled bath with mixer taps and shower over, low level wc, wash hand basin with vanity unit, bidet, fully tiled walls and flooring and heated towel rail.

Front Garden

Laid to lawn and paved for off road parking.

Rear Garden

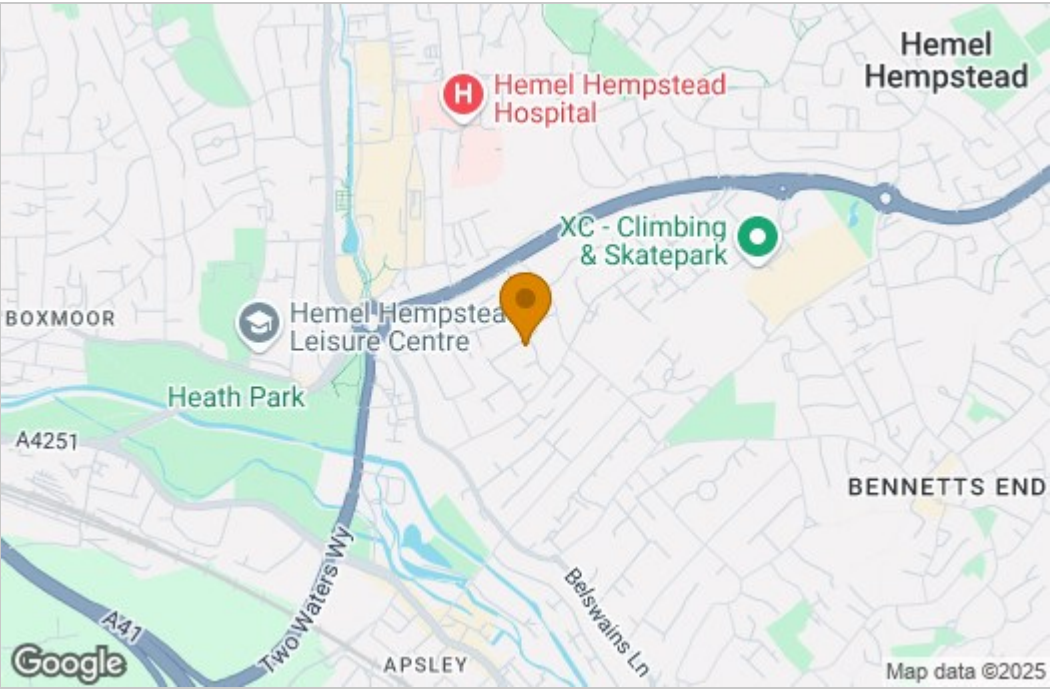


Laid to lawn with flower and shrub borders, covered patio area, pathway to rear, shed and side access.

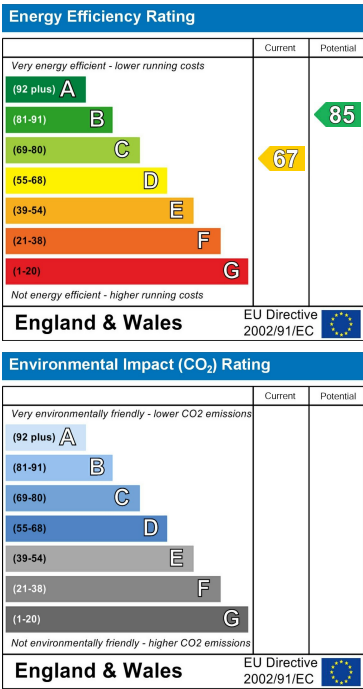
Floor Plan



Area Map



Energy Efficiency Graph



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