

## Washington Avenue, Hemel Hempstead, Hertfordshire, HP2 6AT



**\*\* IN NEED OF MODERNISATION \*\*** A three **DOUBLE** bedroom family home located in a sought after road in Grovehill and boasting; Entrance Hall, Cloakroom, Kitchen, 2 Seperate Reception Rooms, Three Double Bedrooms and a Re-Fitted Bathroom. The property also offers a garage and is being sold with **NO UPPER CHAIN**.

Asking Price £185,000 FREEHOLD

estate agent  
**Flaggs**

### ENTRANCE HALL

Double glazed frosted window and door to front aspect, understairs storage cupboard, further storage cupboards, single panel radiator, stairs rising to first floor, doors to.

### WC

Double glazed window to front, low level WC, wall mounted hand wash basin, splash back tiling, single panel radiator.

### KITCHEN 9' 8" x 10' 8" (2.95m x 3.25m)

Double glazed window to front, range of eye and base level units with roll edge work surfaces over, built in oven and hob with extractor over, stainless steel sink drainer, plumbing for washing machine, space for fridge freezer, part tiled walls.

### LOUNGE 14' 10" x 11' 5" (4.52m x 3.48m)

Double glazed window to rear, double panelled radiator, tv aerial point, coving to ceiling, double doors to.

### DINING ROOM 12' 7" x 8' 1" (3.84m x 2.46m)

Door to rear with further double glazed window to rear, double panelled radiator, coving to ceiling.

### FIRST FLOOR LANDING

Access to loft void, airing cupboard, doors to.

### BEDROOM ONE 11' 2" x 9' 1" (3.4m x 2.77m)

Double glazed window to rear, double panelled radiator, tv point, built in wardrobe.

### BEDROOM TWO 11' 2" x 9' 9" (3.4m x 2.97m)

Double glazed window to front, single panel radiator, built in wardrobe.

### BEDROOM THREE 9' 10" x 9' 4" (3m x 2.84m)

Double glazed window to front, built in storage cupboard, double panelled radiator.

### BATHROOM

Two double glazed frosted windows to front aspect, three piece suite comprising panel bath with mixer taps and shower over, single panel radiator, part tiled walls, low level WC, pedestal wash hand basin.

### FRONT GARDEN

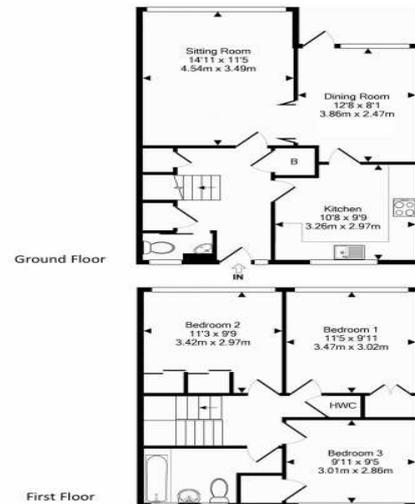
Pathway leading to front door with various shrubs and hedging to boundaries.

### REAR GARDEN

Mainly laid to shrubs with pathway leading to rear access, brick built storage shed, patio area.

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Approx. Gross Internal Area  
93 sq m - 1000 sq ft



This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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Apsley, Boxmoor & Hemel Hempstead

