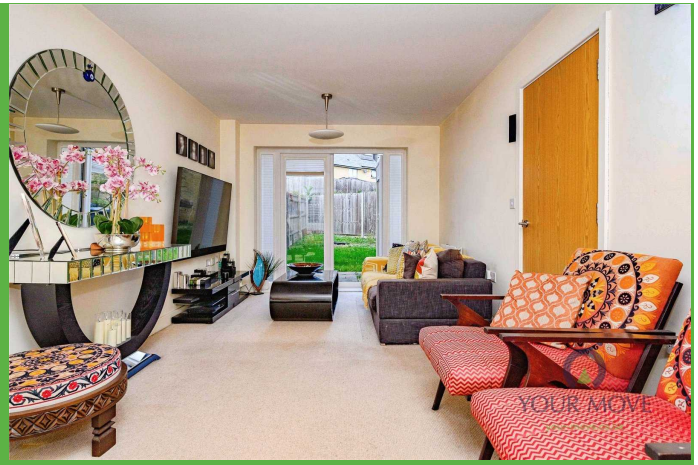






36 Kingcup Avenue, Hemel Hempstead, HP2 4GF

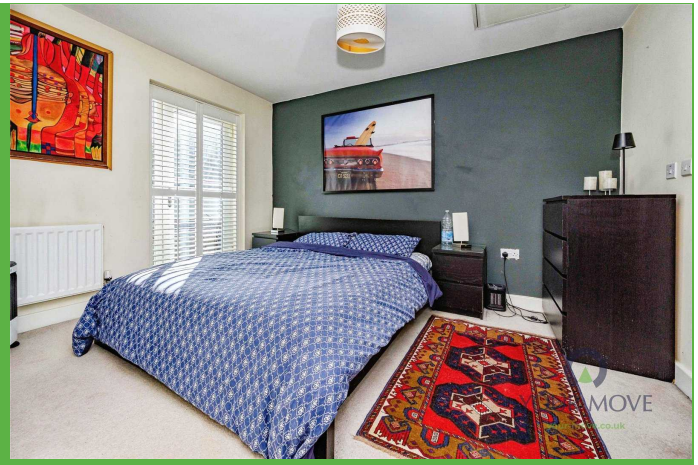
your-move.co.uk

Asking Price: £525,000
Freehold

The Property Ombudsman

YOUR MOVE







Your Move are delighted to market this immaculately presented, semi-detached property that is currently listed for sale. This wonderful home boasts a total of 4 spacious double bedrooms, two of which are equipped with modern en-suite facilities. Bedroom one and two are further enhanced with built-in wardrobes and a walk-in closet respectively, offering ample storage space.

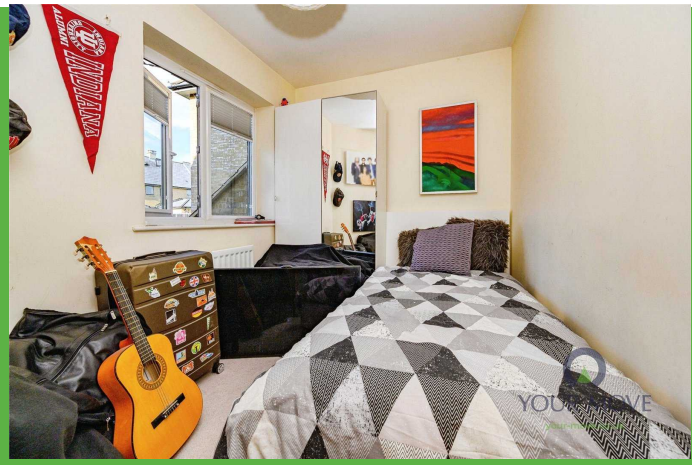
The property also features three beautifully appointed bathrooms. Bathroom one and two are fitted with rain showers and heated towel rails, while bathroom three adds a touch of luxury with a free-standing bath.

The heart of this home is undoubtedly the open-plan kitchen, flooded with natural light and offering a dedicated dining space. Whether you're a budding chef or enjoy family meals, this kitchen is an inviting space for everyone.

The home also includes a separate reception room, characterised by large windows that fill the room with light and provide access to the garden. Here, you can relax, entertain, or simply enjoy the view over your private outdoor space.

With an EPC rating of B and falling within council tax band E, this property is as practical as it is attractive. A unique feature of this home is its ample parking facilities, including a single garage, ideal for families with multiple vehicles.







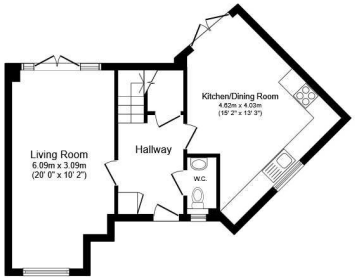
- • 4 spacious double bedrooms
- • Modern en-suite facilities
- • Built-in wardrobes
- • Walk-in closet
- • Ample storage
- • Garage space
- • Open-plan kitchen
- • Separate reception room

ADDITIONAL INFORMATION

Hemel Hempstead

Council Tax Band: E

EPC Rating: B



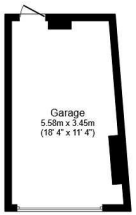
Ground Floor



First Floor



Second Floor



Garage

Total floor area 140.1 sq.m. (1,508 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

Bedroom 2 13.6x12.2
En suite 8.3x4.7
Bedroom 1 14.0x10.0
En suite 10.0x6.3
Bathroom 7.6x6.1
Bedroom 3 14.3x6.0
Bedroom 4 9.0x7.5
Living Room 19.1x9.11
Kitchen 15.3x13.8
Garage 16.9x10.6

We are members of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

FOR MORE DETAILS CONTACT

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