

Offers In Excess Of **£375,000**

tel: **01442 214151**



## Micklefield Road, Leverstock Green, Hemel Hempstead HP2 4PF

Clements Estate Agents are delighted to offer this superb THREE bedroom mid terrace family home offering an excellent range of features including good decorative order, spacious room sizes, well kept gardens, off street parking to front and a sought after Leverstock Green location set close to good local amenities and transport links. VIEWING ESSENTIAL!

- MID TERRACE FAMILY HOME
- THREE BEDROOMS
- GOOD DECORATIVE ORDER
- POPULAR LOCATION
- CLOSE TO AMENITIES





## Property Description

Clements Estate Agents are delighted to offer this superb THREE bedroom mid terrace family home offering an excellent range of features including good decorative order, spacious room sizes, well kept gardens, off street parking to front and a sought after Leverstock Green location set close to good local amenities and transport links.

### DOUBLE GLAZED FRONT DOOR LEADING TO:

#### ENTRANCE HALLWAY

A well decorated hallway with stairs leading to the first floor, under stairs recess, fitted carpet, large walk in & separate built in cupboard, doors to:

#### LOUNGE 13' 4" x 10' 4" (4.06m x 3.15m)

Well decorated with a double glazed window to front, wall mounted radiator, TV point, feature open fireplace, fitted carpet, door to:

#### DINING ROOM 11' 6" x 7' 4" (3.51m x 2.24m)

Well decorated with a double glazed window and door to rear leading on to the garden, radiator, fitted carpet, door to:

#### KITCHEN 10' 3" x 9' 3" (3.12m x 2.82m)

Comprising a range of fitted units with fitted work surface and ceramic sink, space for an electric cooker, plumbing and space for a washing machine, space for a fridge freezer, a range of built in cupboards, part tiled walls, double glazed window and door to rear leading on to the garden.

### FIRST FLOOR LANDING

Well decorated with doors to the bedrooms, bathroom & separate WC, built in cupboards, fitted carpet, entrance to the loft.

#### MASTER BEDROOM 12' 3" x 11' 0" (3.73m x 3.35m)

Double glazed window to front, radiator, fitted carpet.

#### BEDROOM TWO 10' 11" x 9' 6" (3.33m x 2.9m)

Double glazed window to rear, fitted carpet, radiator, built in cupboards.

#### BEDROOM THREE 11' 3" x 5' 11" (3.43m x 1.8m)

Double glazed window to front, built in wardrobe & cupboards, fitted carpet, radiator.

## BATHROOM

Comprising a panel enclosed bath with a wall mounted shower over with fitted shower screen, fitted wash hand basin, part tiled walls, frosted double glazed window to rear, fitted carpet, radiator.

## OUTSIDE

### FRONT GARDEN

Block paving to front benefiting off street parking for several cars, access to the front door.

## REAR GARDEN

A good sized well kept garden with a covered storm porch area, mainly laid to lawn with flower borders, large patio area to rear, fence enclosed with brick built shed, access via a gate to rear.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

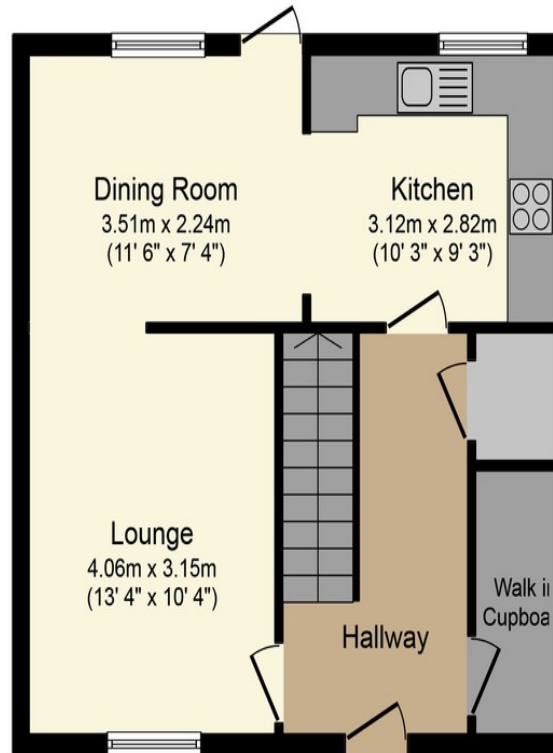
### Contact Details

142 Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1EZ

**Email:** [sales@clementsestateagents.co.uk](mailto:sales@clementsestateagents.co.uk)

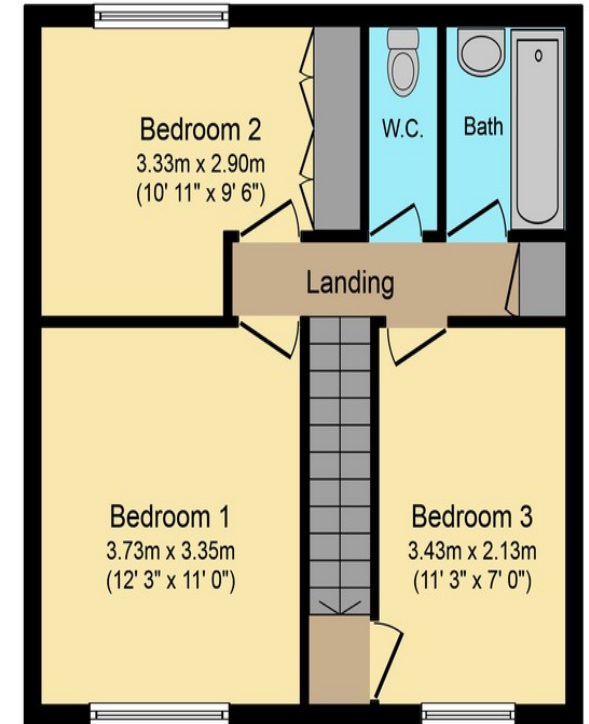
**Tel:** 01442 214151

[www.clementsestateagents.co.uk](http://www.clementsestateagents.co.uk)



**Ground Floor**

Floor area 45.5 sq. m. (490 sq. ft.) approx



**First Floor**

Floor area 45.5 sq. m. (490 sq. ft.) approx

Total floor area 91.0 sq. m. (980 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.