

Offers In Excess Of **£400,000**

tel: **01442 214151**



Highbarns, Nash Mills, Hemel Hempstead HERTS HP3 8AG

Clements Estate Agents are delighted to offer this EXTENDED three/four bedroom large family home offering an excellent range of features including a good amount of parking to front, spacious room sizes, good decorative order with a modern fitted kitchen and bathrooms, further downstairs cloakroom, utility/study, well kept gardens and a popular Nash Mills location set within easy reach of shops, amenities and transport links. VIEWING ESSENTIAL!

- LARGE FAMILY HOME
- THREE / FOUR BEDROOMS
- GOOD DECORATIVE ORDER
- SPACIOUS ROOM SIZES
- WELL KEPT GARDENS



Property Description

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WOODEN FRONT DOOR LEADING TO:

PORCH

Tiled floor with internal glazed door leading to:

ENTRANCE HALLWAY

Well decorated with stairs leading to the first floor and under stairs cupboard, wood effect flooring, coved ceiling, doors to:

LOUNGE 14' 5" x 12' 2" (4.39m x 3.71m)

Well decorated with a large leaded bay window to front, a feature tiled fireplace with wooden surround, TV point, radiator, wood effect flooring, coved ceiling.

DINING ROOM / BEDROOM 4

16' 11" x 10' 7" (5.16m x 3.23m)

A spacious room with double glazed windows and French doors to rear leading on to the garden, wood effect flooring, radiator, coved ceiling, doorway to the kitchen and door to:

SHOWER ROOM

Comprising a walk in shower cubicle with wall mounted shower, low level WC, wash hand basin with vanity unit beneath, tiled splash backs, heated towel rail, extractor fan.

KITCHEN 16' 3" x 7' 4" (4.95m x 2.24m)

Comprising a range of wall and floor mounted units with fitted work surfaces and built in breakfast bar, inset stainless steel sink with drainer, integral stainless steel oven with electric hob and extractor hood over, plumbing space for dishwasher, space for fridge freezer, radiator, coved ceiling, wood effect flooring, window and double glazed stable door to side and further door to rear leading onto the garden.

CLOAKROOM

Well decorated with a low level WC, wall mounted wash hand basin, electric wall mounted heater, part tiled walls.

FIRST FLOOR LANDNG

Well decorated with doors to the bedrooms, bathroom and built in cupboard, fitted carpet, coved ceiling, entrance to the loft.

MASTER BEDROOM 13' 4" x 9' 9" (4.06m x 2.97m)

Well decorated with a leaded window to front, fitted carpet.

BEDROOM TWO

11' 2" x 9' 10" (3.4m x 3m) + Door recess

Window to rear, fitted carpet, radiator, coved ceiling.

BEDROOM THREE 13' 3" x 7' 8" (4.04m x 2.34m)

Another good sized double bedroom with a large built in high level bed with additional storage, built in cupboards, leaded window to front, fitted carpet, radiator.

BATHROOM

Comprising a shaped panel enclosed bath with mixer tap, wall mounted shower over with fitted shower screen, low level WC, wash hand basin with vanity unit under, frosted window to rear, part tiled walls.

OUTSIDE

UTILITY ROOM / STUDY

15' 7" x 7' 0" (4.75m x 2.13m) MAX

Fitted worksurface with plumbing and space for a washing machine and tumble dryer, separate study area, double glazed French doors leading on to the garden.

REAR GARDEN

A very well kept landscaped rear garden with a paved patio area, a feature raised border with steps down to a further area with wooden shed. Fence enclosed.

FRONT GARDEN

Hard standing to front offering parking for numerous cars, access to the front door and further access to the side.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

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Ground Floor

Floor area 58.0 sq. m. (624 sq. ft.) approx

First Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx

Total floor area 103.0 sq. m. (1,109 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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