

Asking Price Of **£515,000**

tel: **01442 214151**



## **Belswains Lane, Nash Mills, Hemel Hempstead HERTS HP3 9PN**

Clements Estate Agents are delighted to offer this SUPERB three bedroom DETACHED family home offering excellent decorative order with a modern fitted kitchen and bathroom, spacious room sizes, downstairs cloakroom, well kept gardens, off street parking and a sought after location set close to good local amenities and transport links including Apsley railway station. VIEWING ESSENTIAL!

- DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS ROOM SIZES
- EXCELLENT DECORATIVE ORDER
- OFF STREET PARKING





## Property Description

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### ENTRANCE PORCH

Double glazed door to entrance hall.

### ENTRANCE HALLWAY

Stairs rising to first floor, wood effect flooring, radiator, doors to cloakroom, lounge / dining room, family room and kitchen.

### CLOAKROOM

Low Level WC, wash hand basin with mixer tap, tiles to splash areas, extractor fan.

### LOUNGE/DINER

**21' 3" x 11' 8" (6.48m x 3.56m)**

Double glazed window to rear aspect, double glazed patio doors to rear aspect, under stairs storage cupboard, wood flooring, coving, two radiators.

### FAMILY ROOM

**12' 10" x 8' 0" (3.91m x 2.44m)**

Double glazed window to front aspect, meter cupboard, storage cupboard with space and plumbing for washing machine, wood effect flooring, wall mounted air conditioning unit, radiator.

### KITCHEN

**10' 2" x 8' 10" (3.1m x 2.69m)**

Range of base and wall units and drawers with worksurfaces over, one and a half bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, integrated double oven, grill and four burner gas hob with filter hood over, integrated Smeg dishwasher, integrated fridge and freezer, cupboard housing wall mounted gas boiler, double glazed window to front aspect, double glazed door to side aspect.

### FIRST FLOOR LANDING

Double glazed window to side aspect, access to part boarded loft space with ladder and light, airing cupboard, doors to all rooms.

### MASTER BEDROOM

**14' 4" x 11' 1" (4.37m x 3.38m)**

Double glazed window to rear aspect, coving, radiator.

### BEDROOM TWO

**10' 7" x 10' 0" (3.23m x 3.05m)**

Double glazed window to rear aspect, coving, radiator.

### BEDROOM THREE

**10' 0" x 7' 10" (3.05m x 2.39m)**

Double glazed window to front aspect, built in cupboard and drawers, radiator.

## BATHROOM

Panelled bath with mixer tap, shower attachment and shower over bath with shower screen, wall hung wash hand basin with mixer tap, Low Level WC, part tiled walls, tiled floor, heated towel rail, extractor fan, obscure double glazed window to front aspect.

## OUTSIDE

### PARKING

Driveway providing off street parking.

### REAR GARDEN

South West facing fence enclosed rear garden, gated side access, mainly laid to lawn with mature shrub borders, patio area, decked area, shed with power and light, further storage shed to the side of the property, outside light, outside tap.





Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

### Contact Details

142 Marlowes

Hemel Hempstead

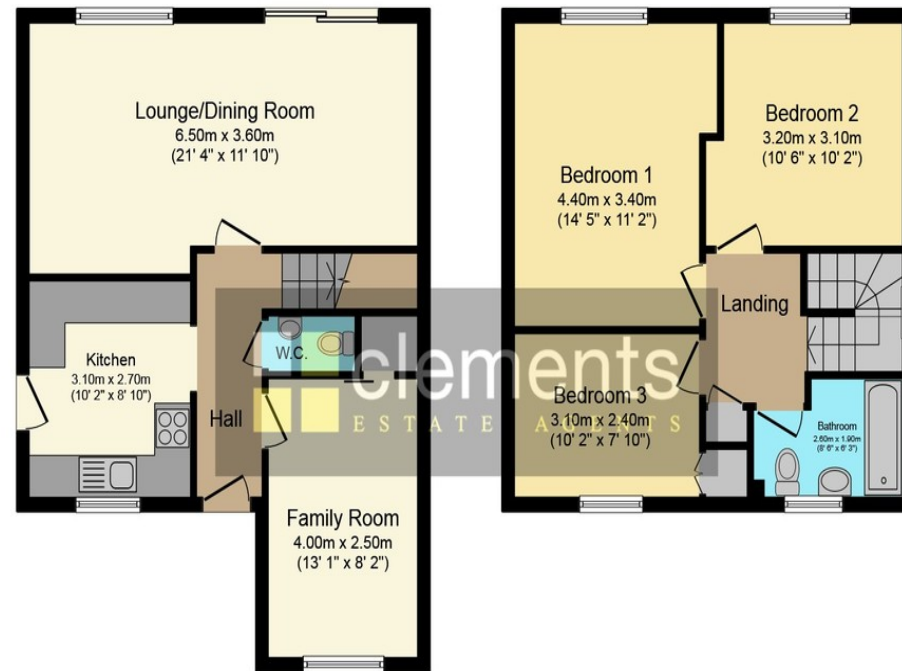
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### Ground Floor

Floor area 50.0 sq. m. (538 sq. ft.) approx

### First Floor

Floor area 44.0 sq. m. (474 sq. ft.) approx

Total floor area 94.0 sq. m. (1,012 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