

Offers In Excess Of **£325,000**

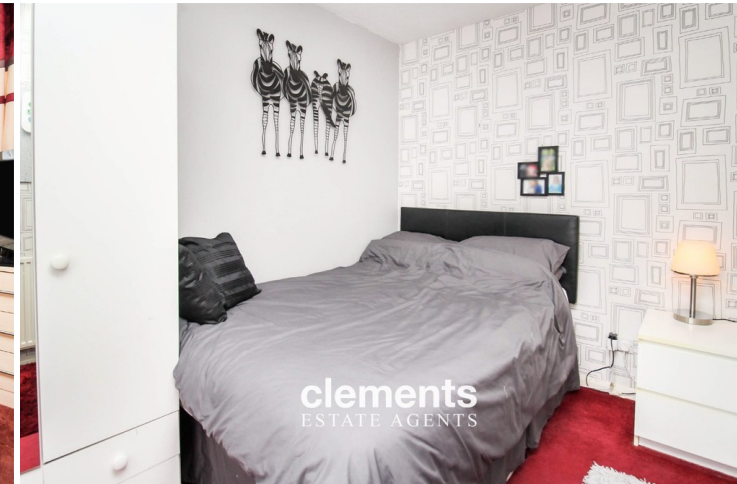
tel: **01442 214151**



St. Agnells Lane, Grove Hill, Hemel Hempstead HERTS HP2 6EQ

Clements Estate Agents are delighted to offer this EXTENDED three bedroom End of Terrace family home set in this convenient location close to shops & amenities. Benefits include spacious room sizes with cloakroom and a ground floor fourth bedroom / study, good decorative order, well kept gardens and off street parking making viewing essential!

- END OF TERRACE PROPERTY
- THREE BEDROOMS
- STUDY / BEDROOM FOUR
- GOOD DECORATIVE ORDER
- OFF STREET PARKING



Property Description

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FRONT DOOR LEADING TO:

ENTRANCE PORCH

Further door leading to:

ENTRANCE HALLWAY

Very well decorated with stairs to the first floor, doors to:

CLOAKROOM / WC

Comprising a low level WC, wash and basin.

LOUNGE/DINER 19' 4" x 11' 2" (5.89m x 3.4m)

A large well decorated room with double glazed windows to rear, a feature fireplace, TV point, fitted carpet, leading to:

KITCHEN/BREAKFAST ROOM

12' 8" x 11' 2" (3.86m x 3.4m)

A range of wall and floor mounted units with roll top work surfaces and built in breakfast bar, built in hob with extractor hood over, plumbing and space for a washing machine and dishwasher, part tiled walls, tiled floor, window to front.

STUDY / BEDROOM FOUR

12' 6" x 6' 3" (3.81m x 1.91m)

Well decorated with a window to rear, fitted carpet, radiator.

FIRST FLOOR LANDING

Well decorated with doors to the bedrooms and bathroom. Fitted carpet

MASTER BEDROOM

12' 11" x 11' 2" (3.94m x 3.4m)

Well decorated with a window to rear, fitted carpet, radiator.

BEDROOM TWO

10' 7" x 8' 4" (3.23m x 2.54m)

Well decorated with a window to front, fitted carpet,

BEDROOM THREE

8' 7" x 8' 5" (2.62m x 2.57m)

Window to rear, radiator, fitted carpet.

SHOWER ROOM

Comprising a walk in shower cubicle, wall mounted wash hand basin, low level WC, frosted windows to front, part tiled walls, tiled floor.

OUTSIDE

FRONT GARDEN

Block paving to front offering parking.

REAR GARDEN

Patio area, hedge and fence enclosed.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

142 Marlowes

Hemel Hempstead

Hertfordshire

HP1 1EZ

Email: sales@clementsestateagents.co.uk

Tel: 01442 214151

www.clementsestateagents.co.uk



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.