

Asking Price Of **£325,000**

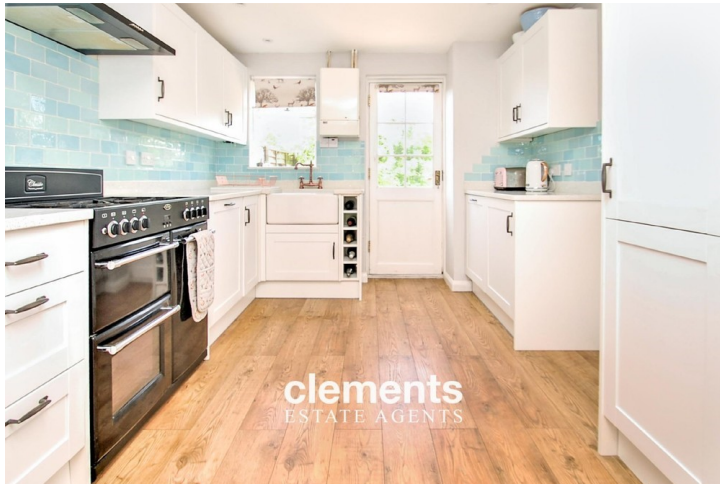
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Thumpers, Highfield, Hemel Hempstead HERTS HP2 5SL

Clements Estate Agents are delighted to offer this lovely three bedroom Mid Terrace family home benefiting an excellent range of features including very good decorative order with a luxury fitted kitchen, utility room and bathroom, spacious room sizes, views over a green to the front, well kept gardens and a convenient residential location set close to shops, amenities and transport links. Call Now to View!

- Mid Terrace Property
- Three Bedrooms
- Excellent Decorative Order
- Luxury Kitchen
- Well Kept Gardens



Property Description

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ENTRANCE

Front door leading to:

HALLWAY

Well decorated with stairs leading to the first floor, frosted window to front, fitted carpet, wall mounted radiator, door leading to:

LOUNGE/DINER 21' 10" x 10' 10" (6.65m x 3.3m)

A good sized well decorated room with a double glazed window to front and rear, fitted carpet, two wall mounted radiators, a feature fireplace with wooden mantel, TV point, space for a dining table, door leading to:

KITCHEN 11' 8" x 9' 6" (3.56m x 2.9m)

A modern luxury kitchen comprising a range of wall and floor mounted units with feature granite work surfaces and an inset ceramic 'butler' style sink, space for a range style cooker, space for a fridge freezer, integral dishwasher, fitted wine rack, part tiled walls, double glazed windows and door to rear leading on to the garden, wood effect flooring, inset ceiling spot lights, wall mounted boiler, archway leading to:

UTILITY AREA 8' 10" x 6' 02" (2.69m x 1.88m)

A further range of wall and floor mounted units with feature granite work surfaces and inset stainless steel sink with drainer, plumbing and space for a washing machine and tumble dryer, part tiled walls, wood effect flooring, under stairs cupboard, wall mounted radiator, frosted glazed door to front.

FIRST FLOOR LANDING

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

MASTER BEDROOM 12' 4" x 11' 10" (3.76m x 3.61m)

A good sized well decorated room with a double glazed window to front, built in airing cupboard and a further over stairs storage cupboard, fitted carpet, wall mounted radiator.

BEDROOM TWO 10' 11" x 8' 10" (3.33m x 2.69m)

Well decorated with a range of fitted wardrobes, double glazed window to rear, wall mounted radiator, laminate wood flooring.

BEDROOM THREE 9' 08" x 6' 04" (2.95m x 1.93m)

Double glazed window to front, wall mounted radiator, built in cupboard, fitted carpet.

BATHROOM

A modern bathroom suite comprising a panel enclosed bath with a wall mounted shower over, low level WC, frosted double glazed window to rear, part tiled walls, wall mounted radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn area with a pathway to the front door.

REAR GARDEN

A good sized patio area with steps down to a mainly laid to lawn garden, stepping stones to rear, flower and shrub borders, fence enclosed.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

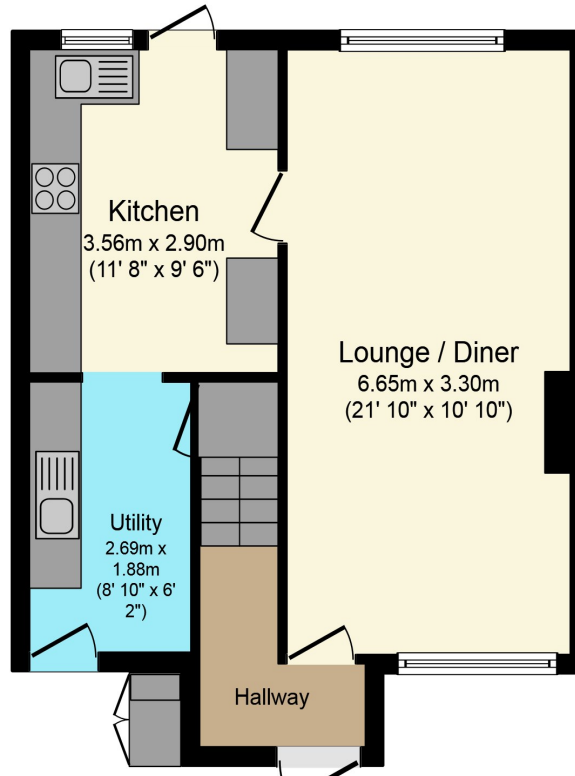
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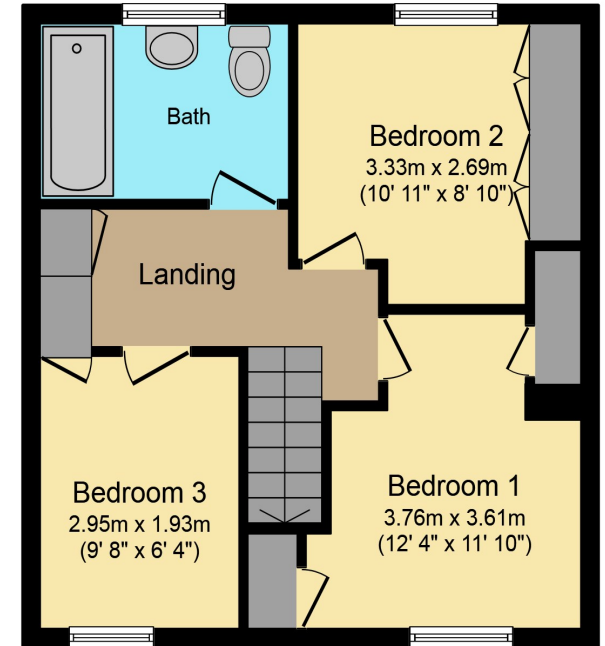
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Ground Floor

Floor area 43.8 sq. m. (471 sq. ft.) approx



First Floor

Floor area 41.9 sq. m. (451 sq. ft.) approx

Total floor area 85.7 sq. m. (922 sq. ft.) approx

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

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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