

Offers In Excess Of **£375,000**

tel: **01442 214151**



Berkeley Square, Woodhall Farm, Hemel Hempstead HERTS HP2 7QR

Clements are delighted to market this stunning three bedroom family home. Featuring a double aspect open plan living / dining area with an abundance of character. A fully integrated and recently fitted Kitchen with double glazed French doors to the rear garden. Two double bedrooms and a single to the first floor with family bathroom. The property benefits from driveway parking for 2 cars. Call now to book your viewing on 01442-214151. Miss it and miss out!

- THREE BEDROOM HOUSE
- IMMACULATELY PRESENTED
- MODERN KITCHEN AND BATHROOM
- DRIVEWAY FOR 2 CARS
- CLOSE TO SCHOOLS & AMENITIES



Property Description

ENTRANCE HALL

Front entrance door into porch with double glazed full length frosted window to front aspect, door to WC and door into living room.

CLOAKROOM

Frosted double glazed window to front aspect, WC, tiled walls and floor, radiator, spotlights to ceiling, wash hand basin.

LIVING / DINING ROOM

22' 00" x 15' 07" (6.71m x 4.75m)

Dual aspect with double glazed windows to front and rear aspect, wood flooring, vertical wall mounted radiator and standard fitted radiator, stairs to first floor, exposed brick pillar spotlights to ceiling open to;

KITCHEN

9' 10" x 10' 07" (3m x 3.23m)

Fully integrated Kitchen with a matching range of wall and base cupboard units with work surfaces over and splash back tiling, eye level oven unit, electric oven and induction hob, stainless steel sink drainer unit, double glazed French doors to rear garden.

LANDING

Stairs from first floor, double glazed window to front aspect, loft access, airing cupboard, doors to all three bedrooms and family bathroom.

BEDROOM ONE

9' 08" x 9' 04" (2.95m x 2.84m)

Double glazed window to rear aspect, full width built in wardrobes, radiator.

BEDROOM TWO

9' 04" x 10' 03" (2.84m x 3.12m)

Double glazed window to rear aspect, radiator.

BEDROOM THREE

6' 07" x 6' 09" (2.01m x 2.06m)

Double glazed window to front aspect, radiator.

FAMILY BATHROOM

5' 05" x 7' 02" (1.65m x 2.18m)

Modern fitted bathroom including bath with centrally fitted chrome mixer taps and shower over, LLWC, tiled walls, heated towel rail, spotlights to ceiling, frosted double glazed window to front aspect.

OUTSIDE

Driveway parking for 2 cars to the front. Rear garden is fully enclosed, has a patio area to near side and is mainly laid to lawn.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

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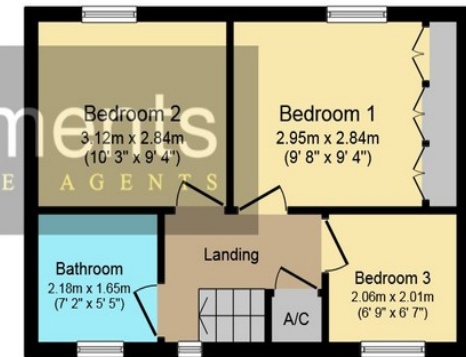
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Ground Floor

Floor area 46.0 sq. m. (495 sq. ft.) approx



First Floor

Floor area 32.0 sq. m. (344 sq. ft.) approx

Total floor area 78.0 sq. m. (840 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.