

Asking Price Of **£350,000**

tel: **01442 214151**



Aubreys Road, Chaulden, Hemel Hempstead HERTS HP1 2JP

SALE BY TENDER - Buyers Fees Apply. A SUPERB two double bedroom Mid Terrace family home offering excellent decorative order with a modern fitted kitchen and bathroom, spacious room sizes, conservatory, double glazing, gas central heating, off street parking to front, private rear gardens and a popular HP1 location set close to amenities and transport links. **VIEWING ESSENTIAL!**

- MID TERRACE HOME
- EXCELLENT DECORATIVE ORDER
- POPULAR HP1 LOCATION
- OFF STREET PARKING
- CONSERVATORY



Property Description

SALE BY TENDER - Buyers Fees Apply. A SUPERB two double bedroom Mid Terrace family home offering excellent decorative order with a modern fitted kitchen and bathroom, spacious room sizes, conservatory, double glazing, gas central heating, off street parking to front, private rear gardens and a popular HP1 location set close to amenities and transport links.

COMPOSITE FRONT DOOR LEADING TO:

ENTRANCE HALLWAY

Very well decorated with stairs leading to the first floor, wall mounted radiator, wooden flooring, door to:

LOUNGE

13' 10" x 12' 11" (4.22m x 3.94m)

Extremely well decorated with a double glazed window to front, a feature fireplace with gas fire insert, wooden flooring, wall mounted radiator, TV point, coved ceiling, doorway leading to:

KITCHEN/DINER 16' 1" x 9' 8" (4.9m x 2.95m)

DINING AREA

Well decorated with double glazed patio doors to rear leading on to the conservatory, two storage cupboards, space for a dining table, wall mounted radiator, wooden flooring, leading to:

KITCHEN AREA

A range of modern wall and floor mounted units with wooden work surfaces, feature butler style sink and mixer tap over, built in stainless steel oven with gas hob and extractor hood over, space for a washing machine and fridge freezer, integral dishwasher, part tiled walls, double glazed window to rear.

CONSERVATORY

16' 10" x 9' 5" (5.13m x 2.87m)

Windows to side and rear and a door to rear leading on to the garden, tiled flooring.

FIRST FLOOR LANDING

Very well decorated with doors to the bedrooms and bathroom, loft hatch, fitted carpet, built in cupboard.

MASTER BEDROOM

17' 0" x 8' 10" (5.18m x 2.69m)

A large well decorated room with a double glazed window to front, wall mounted radiator, fitted carpet.

BEDROOM TWO

13' 1" x 9' 0" (3.99m x 2.74m)

Well decorated with a double glazed window to rear, wall mounted radiator, fitted carpet.

SHOWER ROOM

A modern shower room with a large walk in shower cubicle with wall mounted shower, pedestal wash hand basin, low level WC, heated towel rail, frosted window to rear, tiled walls and tiled floor, inset ceiling spot lights.

OUTSIDE

FRONT GARDEN

Off street parking to front with access to the front door.

REAR GARDEN

Paved patio area leading to a mainly laid to lawn garden, fence enclosed with various flowers and shrubs.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

142 Marlowes

Hemel Hempstead

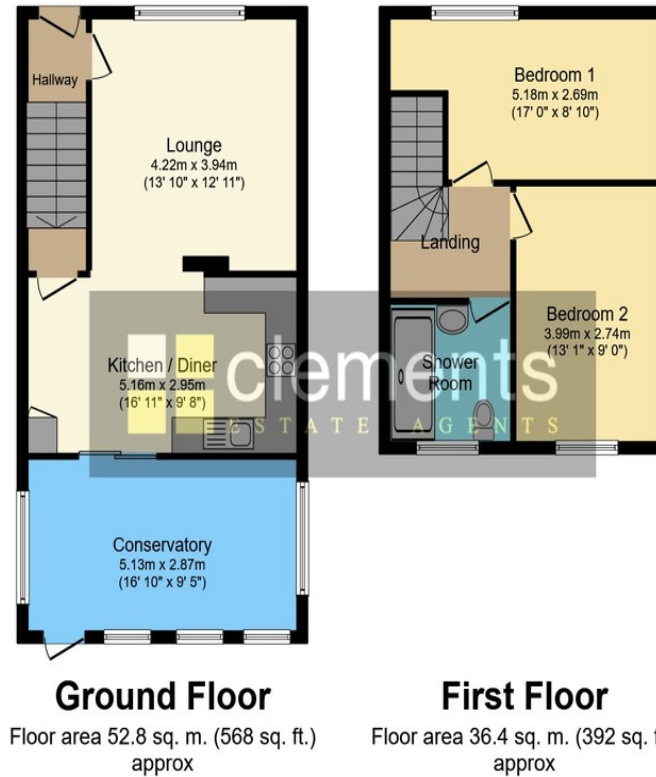
Hertfordshire

HP1 1EZ

Email: sales@clementsestateagents.co.uk

Tel: 01442 214151

www.clementsestateagents.co.uk



Total floor area 89.2 sq. m. (960 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