

Offers In Excess Of : **£285,000**

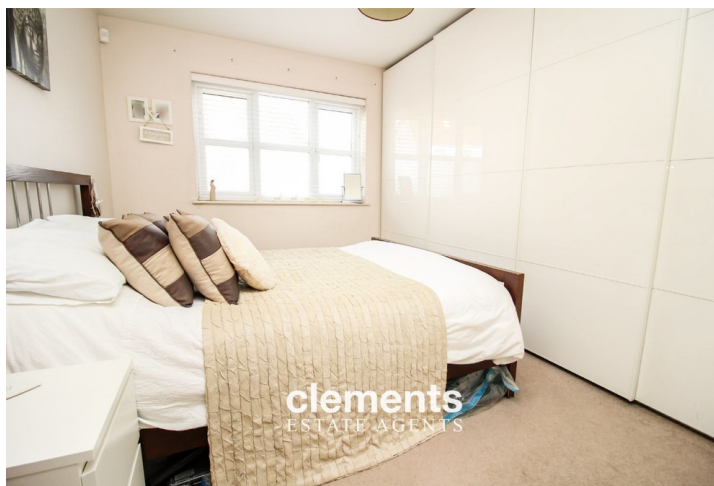
tel: **01442 214151**



Water Lane, Kings Langley HERTS WD4 8HB

Clements Estate Agents are delighted to offer this stunning two bedroom luxury ground floor maisonette benefiting an excellent range of features including very good decorative order with a modern fitted kitchen and bathroom, spacious room sizes, patio area leading on to communal lawns, two allocated parking spaces with additional visitor parking, double glazing and situated in this popular Kings Langley location ideally situated close to the station with direct links to London Euston. VIEWING ESSENTIAL!

- GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- SPACIOUS ROOM SIZES
- COMMUNAL GARDENS
- ALLOCATED PARKING



Property Description

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OWN FRONT DOOR LEADING TO:

ENTRANCE HALLWAY

Very well decorated with doors to all rooms, built in cupboard.

LOUNGE/DINER 16' 3" x 11' 3" (4.95m x 3.43m)

A bright very well decorated double aspect room with a double glazed window to side and double glazed French doors to rear leading on to the patio area, space for a dining table.

KITCHEN 11' 3" x 7' 0" (3.43m x 2.13m)

Comprising a range of wall and floor mounted units with feature work surfaces, stainless steel sink with single drainer and mixer taps, a range of built in appliances including a fitted oven, microwave, hob and extractor hood, fitted dishwasher, washing machine, double glazed window to side.

MASTER BEDROOM 12' 1" x 10' 7" (3.68m x 3.23m)

A large well decorated room with a double glazed window to rear, built in wardrobe.

BEDROOM TWO 11' 3" x 7' 5" (3.43m x 2.26m)

Well decorated with a double glazed window to front.

BATHROOM

A modern bathroom suite comprising a panel enclosed bath with a wall mounted shower and shower screen, wash hand basin with vanity unit beneath, low level WC, built in storage, part tiled walls.

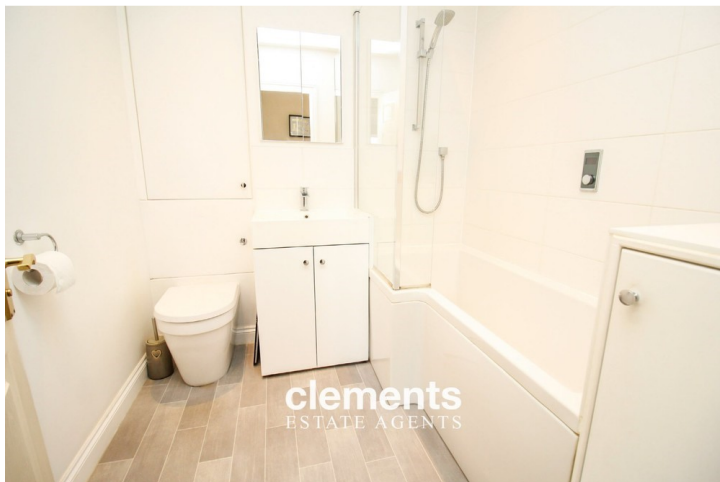
OUTSIDE

COMMUNAL GARDENS

Large communal lawns with private patio area, brick wall enclosed.

PARKING

Allocated parking for two cars and additional visitor parking.



Tenure **Leasehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

142 Marlowes

Hemel Hempstead

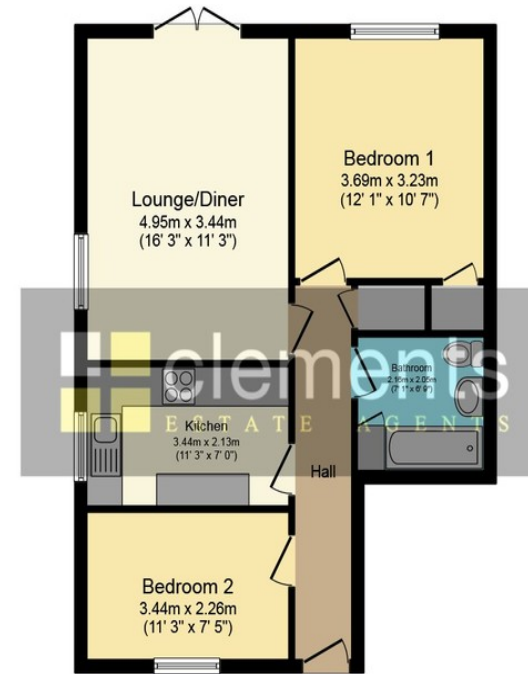
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Ground Floor

Floor area 58.0 sq. m. (624 sq. ft.) approx

Total floor area 58.0 sq. m. (624 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