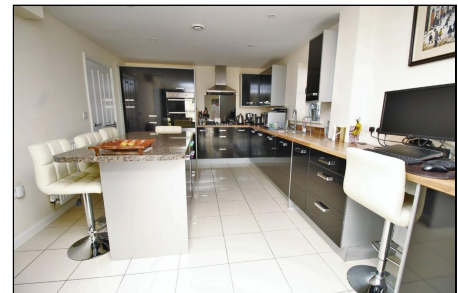


**Shearwater Road, Aspen Park,
Hemel Hempstead, HERTS, HP3 0GB**



Clements are delighted to offer to the market this imposing six double bedroom detached family home situated on the sought after Aspen Park development. The property offers a wealth of features including very spacious room sizes including a large fitted kitchen and utility room, large orangery plus two further reception rooms, own driveway to a good sized double garage, well kept gardens and a popular location close to excellent local schools, amenities and transport links. Viewing Essential!

Price Guide £735,000 - Freehold

- Detached Family Home
- Six Double Bedrooms
- Excellent Decorative Order
- Spacious Room Sizes
- Stunning Orangery
- Well Kept Gardens
- Four Bathrooms
- Superb Location

Please call **01442 214151** for an appointment to view this property

ENTRANCE HALL A superbly decorated entrance with stairs rising to the first floor, feature tiled flooring, doors leading to:-

CLOAKROOM Well decorated with a tiled floor, fitted wash hand basin, low level WC, wall mounted radiator.

LOUNGE 21' 6" x 11' 11" (6.55m x 3.63m) A bright double aspect well decorated room with a large Georgian style double glazed window to front and double glazed French doors to rear leading on to the garden, fitted carpet, wall mounted radiator, TV point.

DINING ROOM 11' 2" x 9' 7" (3.4m x 2.92m) Well decorated with a Georgian style double glazed window to front, fitted carpet, wall mounted radiator.

KITCHEN 17' 1" x 11' 2" (5.21m x 3.4m) A large very well decorated modern fitted kitchen comprising an excellent range of wall and floor mounted units with roll top work surfaces and stainless steel one and a half bowl sink with mixer taps. Other features of the kitchen include a large centre island benefiting a good sized breakfast bar, integral dishwasher, built in eye level double oven with gas hob and extractor hood. Double glazed window to side aspect, feature tiled floor, inset ceiling spot lights, doorway to the Orangery and door to:-

UTILITY ROOM 6' 7" x 4' 9" (2.01m x 1.45m) Comprising a modern range of wall and floor mounted units, roll top work surface with inset stainless steel sink, plumbing and space for the washing machine and tumble dryer, wall mounted fuse box, feature tiled flooring.

ORANGERY 16' 6" x 12' 0" (5.03m x 3.66m) A real feature of the property with an excellent range of double glazed windows to side and rear, French doors to side on to the garden, Tiled floor with under floor heating, TV point.

FIRST FLOOR LANDING Well decorated with doors to the bedrooms, bathroom and large built in airing cupboard, double glazed window to rear, fitted carpet, wall mounted radiator, further stairs rising to the second floor.

MASTER BEDROOM 12' 6" x 11' 2" (3.81m x 3.4m) Well decorated with Georgian style double glazed window to front aspect, wall mounted radiator, two large built in wardrobes, fitted carpet, door leading to:-

EN SUITE SHOWER ROOM A modern shower room comprising a walk in double shower cubicle with wall mounted shower, low level WC, wash hand basin with a vanity unit beneath, heated towel rail, frosted double glazed window to rear, part tiled walls and tiled floor.

BEDROOM TWO 11' 1" x 9' 7" (3.38m x 2.92m) Well decorated with a double glazed window to rear, wall mounted radiator, fitted carpet.

BEDROOM THREE 9' 10" x 9' 8" (3m x 2.95m) Well decorated with a Georgian style double glazed window to front, wall mounted radiator, fitted carpet.

FAMILY BATHROOM A modern luxury bathroom comprising a panel enclosed bath with mixer taps, shower attachment and screen, low level WC, wash hand basin with vanity unit beneath, tiled walls and tiled flooring, Georgian style double glazed window to front.

SECOND FLOOR LANDING Well decorated with a double glazed window to rear offering superb views over the surrounding areas, wall mounted radiator, fitted carpet, doors to:-

BEDROOM FOUR 12' 6" x 11' 4" (3.81m x 3.45m) A large very well decorated room with Georgian style double glazed window to front aspect, fitted carpet, wall mounted radiator, leading to:-

DRESSING AREA 8' 6" x 6' 1" (2.59m x 1.85m) MAX A range of built in wardrobes, fitted carpet, wall mounted radiator, a double glazed window offering excellent views to rear, door to:-

EN SUITE SHOWER ROOM Well decorated with a walk in shower cubicle and wall mounted shower, low level WC, wash hand basin with vanity unit beneath, heated towel rail, part tiled walls and tiled flooring, frosted double glazed window to rear.

BEDROOM FIVE 11' 0" x 9' 10" (3.35m x 3m) Well decorated with a double glazed Georgian style window to front, wall mounted radiator, door to:-

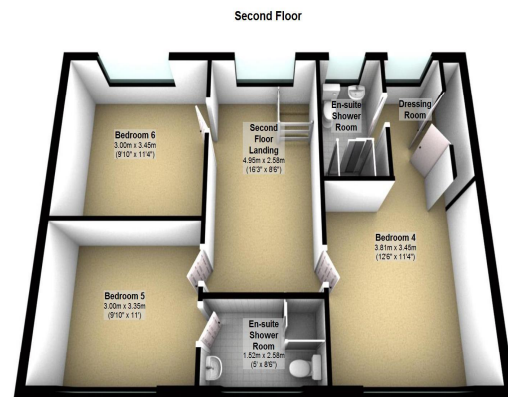
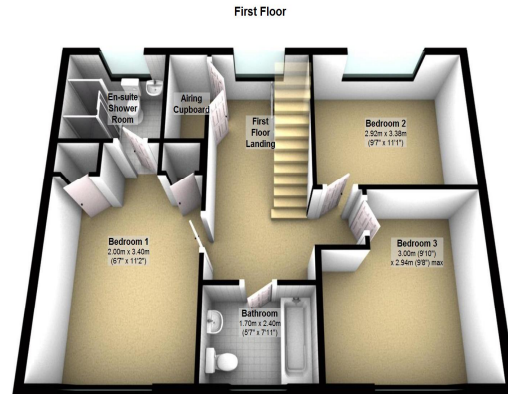
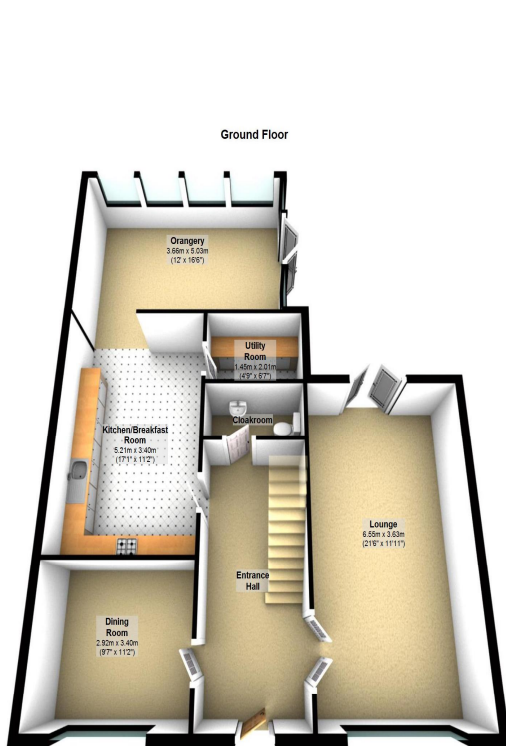
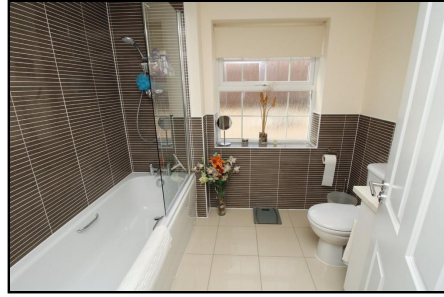
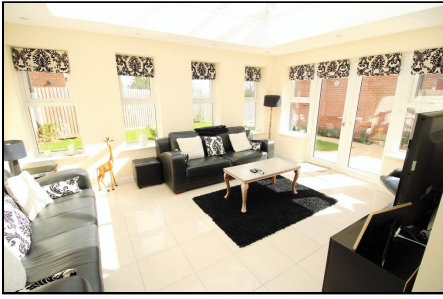
EN SUITE SHOWER ROOM A walk in shower cubicle with wall mounted shower, low level WC, pedestal wash hand basin, frosted Georgian style double glazed window to front aspect, heated towel rail, part tiled walls and tiled flooring, inset ceiling spot lights.

BEDROOM SIX 11' 4" x 9' 10" (3.45m x 3m) Double glazed window to rear offering stunning views over the surrounding areas, fitted carpet, wall mounted radiator.

FRONT GARDEN Mainly paved offering substantial off street parking, driveway to double garage to side, access to the front door.

REAR GARDEN A very well kept mainly laid to lawn garden with two patio areas, fence enclosed with gate for access to the side.

DOUBLE GARAGE Two up and over doors to front, a part boarded loft, power and light.





Viewing Arrangements

Viewings strictly being by appointment only, if you would like to view this property then please contact Clements Estate Agents, phone lines open from:-

9am – 6pm Monday, Tuesday, Wednesday

9am – 7pm Thursday, Friday

9am – 4pm Saturday

11am – 3pm Sunday

Disclaimer

- **1, MONEY LAUNDERING REGULATIONS 2003** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.
- 2. These particulars do not constitute part or all of an offer or contract,
- 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4. Potential buyers are advised to recheck the measurements before committing to any expense.
- 5. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interests to check the working condition of any appliances.
- 6. Clements Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.