

Asking Price Of **£350,000**

tel: **01442 214151**



## **Astley Road, Boxmoor, Hemel Hempstead HERTS HP1 1HU**

Clements are delighted to offer this superb two bedroom character Mid terrace home offering an excellent range of features including very good decorative order with a modern kitchen and bathroom, a good sized well kept garden with summerhouse to rear, permit parking and a sought after location set with in easy reach of good local shops and amenities. **VIEWING ESSENTIAL!**

- Character Home
- Two Bedrooms
- Excellent Decorative Order
- Modern Kitchen & Bathroom
- Good Sized Garden



## Property Description

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### FRONT DOOR LEADING TO:

#### ENTRANCE PORCH

Coat hanging space, double glazed window to side, door to :

### LOUNGE/DINER 22' 03" x 10' 8" (6.78m x 3.25m)

#### LOUNGE AREA

Well decorated with a double glazed window to front, a lovely fireplace with wooden mantle and a feature stove style fire, TV point, wooden flooring, coved ceiling, leading to:

#### DINING AREA

Well decorated with stairs leading to the first floor, double glazed window to the rear, space for a dining table, coved ceiling, door leading to:

### KITCHEN 10' 9" x 5' 6" (3.28m x 1.68m)

Comprising a range of wall and floor mounted units with granite style work surfaces with inset sink with drainer and mixer tap, inset stainless steel oven with gas hob and extractor hood, plumbing and space for a washing machine, integral dishwasher and fridge freezer, double glazed French doors to side and a double glazed window to rear, inset ceiling spot lights, tiled flooring.

#### FIRST FLOOR LANDING

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

## MASTER BEDROOM

10' 11" x 10' 10" (3.33m x 3.3m)

Well decorated with a double glazed window to front, fitted carpet, wall mounted radiator, coved ceiling.

## BEDROOM TWO

10' 10" x 5' 8" (3.3m x 1.73m)

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

## BATHROOM

A modern bathroom suite comprising a panel enclosed bath with a wall mounted shower, low level WC, wash hand basin with a vanity unit beneath, part tiled walls and tiled floor, heated towel rail, frosted double glazed window to side, inset ceiling spot lights.

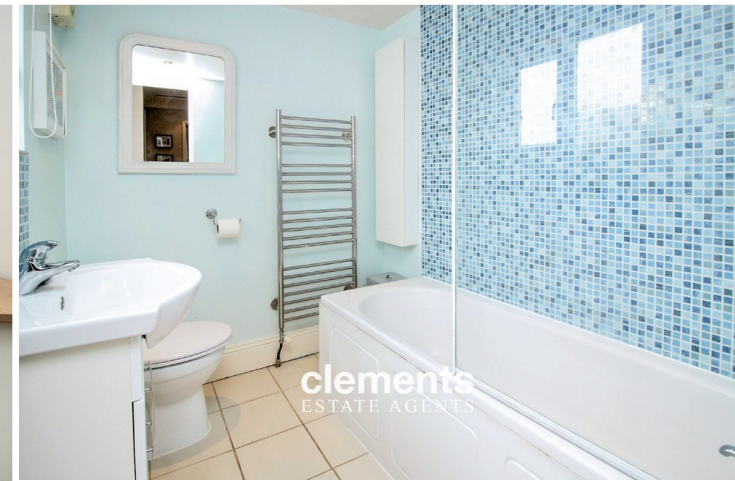
## OUTSIDE

### FRONT GARDEN

Pathway to the front door.

### REAR GARDEN

Very well kept with a good sized patio area, mainly laid to lawn with a summerhouse and gate to rear, fence enclosed.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

### Contact Details

142 Marlowes

Hemel Hempstead

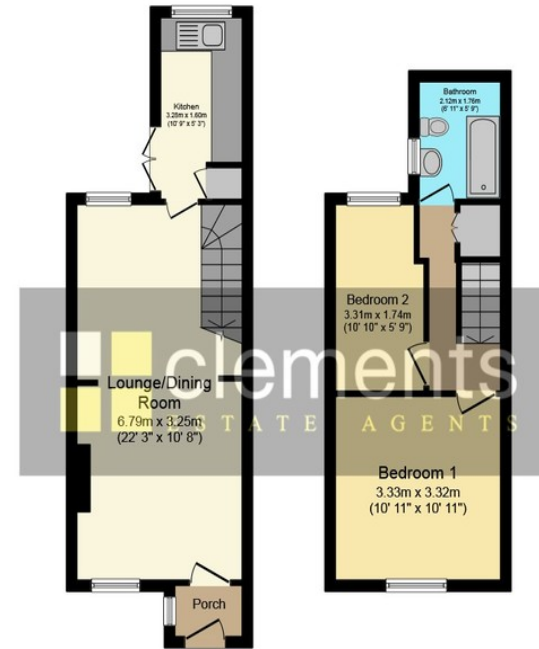
Hertfordshire

HP1 1EZ

**Email:** [sales@clementsestateagents.co.uk](mailto:sales@clementsestateagents.co.uk)

**Tel:** 01442 214151

[www.clementsestateagents.co.uk](http://www.clementsestateagents.co.uk)



### Ground Floor

Floor area 29.0 sq. m.  
(312 sq. ft.) approx

### First Floor

Floor area 26.0 sq. m.  
(280 sq. ft.) approx

Total floor area 55.0 sq. m. (592 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