

Asking Price Of **£340,000**

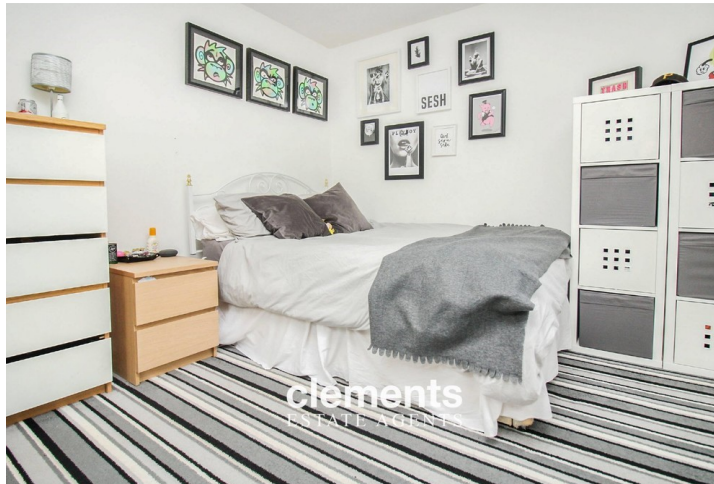
tel: **01442 214151**



Barnacres Road, Nash Mills, Hemel Hempstead HERTS HP3 8JR

Clements Estate Agents are really pleased to offer this lovely three bedroom End of Terrace family home situated in this convenient location set close to transport links & amenities. The property offers good decorative order with a modern fitted kitchen and bathroom, spacious room sizes, well kept gardens and a feature outside bar / workspace. **VIEWING ESSENTIAL!**

- End of Terrace Family Home
- Three Bedrooms
- Good Decorative Order
- Spacious Room Sizes
- Well Kept Gardens



Property Description

Clements Estate Agents are really pleased to offer this lovely three bedroom End of Terrace family home situated in this convenient location set close to transport links & amenities. The property offers good decorative order with a modern fitted kitchen and bathroom, spacious room sizes, well kept gardens and a feature outside bar / workspace. **VIEWING ESSENTIAL!**

UPVC FRONT DOOR LEADING TO :

ENTRANCE HALLWAY

Well decorated with a double glazed window to front aspect, stairs leading to the first floor with under stairs cupboards, wall mounted radiator, doors leading to :

LOUNGE/DINER 16' 4" x 10' 65" (5m x 4.7m)

Very well decorated with a large double glazed window to front aspect, a feature stone fireplace with a gas fire insert, coved ceiling, TV point, wall mounted radiator, laminate wood flooring, wall mounted heating controls, double glazed patio doors to rear leading on to the garden.

KITCHEN/BREAKFAST ROOM

KITCHEN AREA 12' 7" x 10' 1" (3.84m x 3.07m)

An excellent range of wall and floor mounted units with fitted work surfaces with inset one and half bowl sink with single drainer and mixer taps, glass display cabinet, built in eye level stainless steel double oven with gas hob and extractor hood over, plumbing and space for a washing machine and dish washer, space for an

American style fridge freezer, double glazed window and door to rear leading on to the garden, wall mounted radiator, tiled splash backs, tiled flooring, leading to :

BREAKFAST AREA 8' 8" x 6' 3" (2.64m x 1.91m)

Double glazed windows to front, space for a dining table, tiled flooring, wall mounted fuse box, built in cupboard.

FIRST FLOOR LANDING

Well decorated with fitted carpet, doors to the bedrooms, bathroom, airing cupboard and storage cupboard, entrance to the loft via hatch.

MASTER BEDROOM 14' 5" x 9' 15" (4.39m x 3.12m)

A good sized bedroom with double glazed windows to front, fitted carpet, wall mounted radiator, coved ceiling, TV point, fitted wardrobes.

BEDROOM TWO 11' 05" x 9' 46" (3.48m x 3.91m)

Well decorated with a double glazed window to rear over looking the garden, wall mounted radiator, fitted carpet, built in wardrobes, wall mounted radiator.

BEDROOM THREE 10' 62" x 6' 24" (4.62m x 2.44m)

Double glazed window to front, built in wardrobes, fitted carpet, wall mounted radiator.

BATHROOM

A modern white bathroom suite comprising a panel enclosed bath with central mixer taps, wall mounted shower with fitted shower screen, wall mounted wash hand basin with vanity unit beneath, low level WC, inset ceiling spot lights, heated towel rail, frosted double glazed window to rear.

OUTSIDE

FRONT GARDEN

Well Kept with a laid to lawn area, hedge to the front with a pathway to the front door, pathway to the side leading to the rear garden.

REAR GARDEN

A good sized garden with a paved patio area, steps up to a raised laid to lawn area, various shrubs and bushes with an ornamental pond, steps up to a further decking patio area, wooden shed and summer house which has been converted in to a feature bar area with power and light, 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

Tel: 01442 214151

www.clementsestateagents.co.uk



Ground Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx

First Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx

Total floor area 84.0 sq. m. (904 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