Offers In Excess Of **£425,000**

tel: **01442 214151**

clements ESTATE AGENTS

Greenway, Adeyfield, Hemel Hempstead HERTS HP2 4QG

Clements Estate Agents are delighted to offer this SUPERB three bedroom EXTENDED Semi-Detached family home offering an excellent range of features including excellent decorative order, very spacious room sizes, double glazing, gas central heating, well kept gardens, garage to the rear and a sought after location set close to amenities and transport links making viewing essential!

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- EXTENDED TO THE SIDE
- WELL KEPT GARDENS
- GARAGE

Property Description

Clements Estate Agents are delighted to offer this SUPERB three bedroom EXTENDED Semi-Detached family home offering an excellent range of features including excellent decorative order, very spacious room sizes, double glazing, gas central heating, well kept gardens, garage to the rear and a sought after location set close to amenities and transport links.

DOOR LEADING TO:

ENTRANCE PORCH

Double glazed front door leading to:

ENTRANCE HALLWAY

Very well decorated with laminate wood flooring, stairs leading to the first floor with an under stairs cupboard, wall mounted thermostat, radiator, doors leading to:

LOUNGE 16' 3" x 12' 7" (4.95m x 3.84m)

A good sized well decorated room with a double glazed Georgian style bay window to front, fitted carpet, radiator, TV point, door to:

KITCHEN/DINER 19' 9" x 9' 0" (6.02m x 2.74m)

A good sized kitchen comprising an excellent range of wall and floor mounted units with fitted work surfaces, breakfast bar and inset stainless steel sink with drainer and mixer tap, built in oven with electric hob and extractor hood over, integral washing machine, dishwasher and fridge freezer, built in under stairs cupboard, part tiled walls, laminate wood flooring, double glazed window to rear over looking the garden, door leading to:

OFFICE 9' 6" x 9' 1" (2.9m x 2.77m)

Double glazed windows and door to rear, laminate wood flooring, doorway leading to:

CINEMA ROOM/STUDY 13' 7" x 9' 6" (4.14m x 2.9m)

Laminate wood flooring with large built in cupboard, double glazed window to front.

FIRST FLOOR LANDING

Very well decorated with doors to the bedrooms, bathroom and airing cupboard, fitted carpet, double glazed window to side, entrance to the loft.

MASTER BEDROOM 12' 9" x 12' 5" (3.89m x 3.78m)
Georgian style double glazed window to front, built in wardrobe, coved ceiling, radiator, fitted carpet.

BEDROOM TWO 12' 5" x 8' 10" (3.78m x 2.69m)
Well decorated with a built in wardrobe, double glazed window to rear, radiator, fitted carpet.

BEDROOM THREE 8' 9" x 8' 1" (2.67m x 2.46m)
Double glazed window to front, radiator, coved ceiling, fitted carpet.

SHOWER ROOM
A modern walk in shower cubicle with wall mounted shower, wash hand basin with vanity unit beneath, low level WC, tiled walls and flooring, heated towel rail, frosted window to side and rear.

OUTSIDE

FRONT GARDEN
Gravelled front with a pathway to the front door.

REAR GARDEN
A well kept garden with a good sized laid to lawn area, various plants and shrubs with a pathway leading to the garage and gate to rear. Fence enclosed.

GARAGE
Accessed from the rear with up and over door, pedestrian access from the garden.

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 67.2 sq. m. (723 sq. ft.) approx

First Floor

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

Total floor area 109.2 sq. m. (1,175 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 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