

Offers In Excess Of **£375,000**

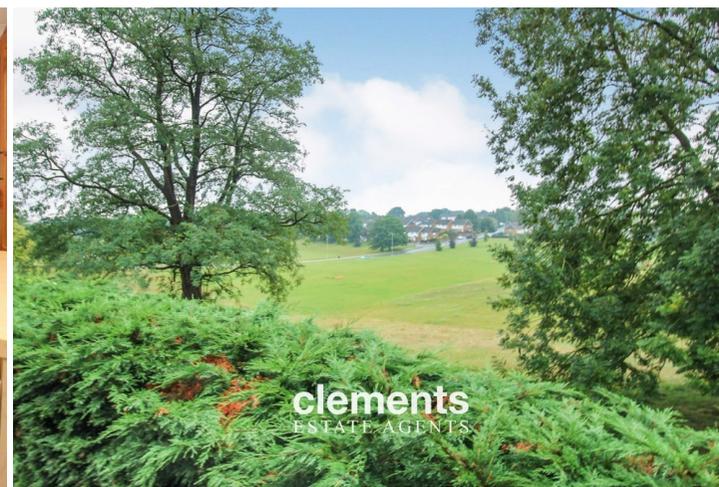
tel: **01442 214151**



Cherry Orchard, Gadebridge, Hemel Hempstead HERTS HP1 3NH

SALE BY TENDER - Clements Estate Agents are delighted to offer this lovely FOUR bedroom end of terrace family home offering excellent sized rooms, good decorative order, well kept front and rear gardens and a popular HP1 location set next to the playing fields in Gadebridge and close to good local shops and amenities. Buyers Fees Apply. VIEWING ESSENTIAL

- END OF TERRACE PROPERTY
- FOUR BEDROOMS
- SPACIOUS FAMILY HOME
- GOOD DECORATIVE ORDER
- WELL KEPT GARDENS



Property Description

SALE BY TENDER - Clements Estate Agents are delighted to offer this lovely FOUR bedroom end of terrace family home offering excellent sized rooms, good decorative order, well kept front and rear gardens and a popular HP1 location set next to the playing fields in Gadebridge and close to good local shops and amenities. Buyers Fees Apply.

ENTRANCE PORCH

Double glazed door to front, outside light, double glazed window and tiled flooring.

ENTRANCE HALLWAY

Well decorated with a wall mounted radiator. Opening out to:

LOUNGE

13' 5" x 10' 11" (4.09m x 3.33m)

Double glazed window, fire place, TV point and radiator.

KITCHEN/DINER

25' 0" x 8' 2" (7.62m x 2.49m)

Fitted with wall and base units with work surfaces to compliment, sink/drainage with splashback, electric oven and gas hob, under stairs cupboard, door to side and double glazed window.

UTILITY ROOM

11' 0" x 5' 2" (3.35m x 1.57m)

Fitted with wall and base units, plumbing for washing machine and dishwasher, combination central heating boiler and double glazed window.

FIRST FLOOR LANDING

Well decorated with doors to the bedrooms, built in airing cupboard and access to loft.

MASTER BEDROOM

13' 7" x 8' 10" plus fitted wardrobes

(4.14m x 2.69m plus fitted wardrobes)

Well decorated with a double glazed window, fitted wardrobes built in over stairs and TV point.

BEDROOM TWO

9' 8" x 7' 1" plus door recess

(2.95m x 2.16m plus door recess)

Double glazed window, built in wardrobe over stairs, TV point and radiator.

BEDROOM THREE

12' 1" x 8' 6" (3.68m x 2.59m)

A good sized bedroom with a double glazed window and radiator.

BEDROOM FOUR

9' 8" x 8' 6" (2.95m x 2.59m)

Double glazed window and radiator.

FAMILY BATHROOM

Fitted with shower, wash hand basin, low level WC, radiator, part tiling and double glazed window.

OUTSIDE

FRONT GARDEN

A well kept gravelled garden with access to side, hedge enclosed with access to the front door.

REAR GARDEN

A very well kept laid to lawn garden with various plants and shrubs, fence enclosed with access via a gate to the rear.



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



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.