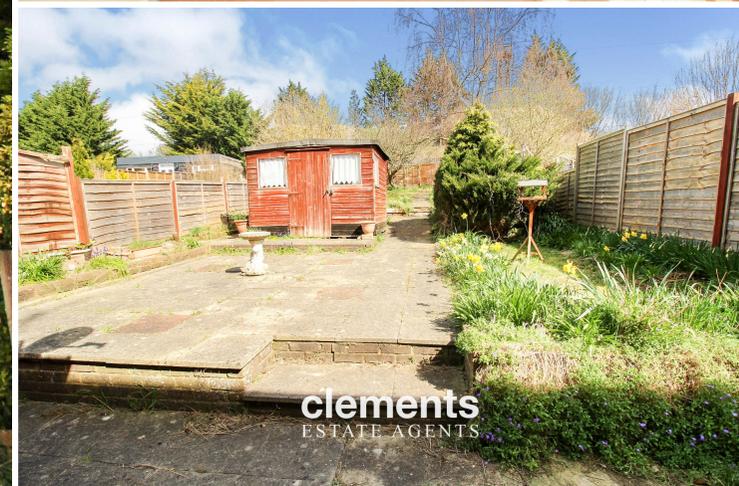


Offers In Excess Of **£425,000**

tel: **01442 214151**



Primrose Hill, Kings Langley HERTS WD4 8HZ

Clements Estate Agents are pleased to offer to the market this spacious three bedroom SEMI-DETACHED family home offering an excellent range of features including off street parking to front, large private rear gardens, kitchen with utility room, downstairs cloakroom, excellent extension potential (STPP) and a convenient and popular location set close to amenities and transport links including Kings Langley station with direct links to London Euston.

- SEMI-DETACHED HOME
- THREE BEDROOMS
- EXCELLENT POTENTIAL
- LARGE GARDEN
- OFF STREET PARKING



Property Description

Clements Estate Agents are pleased to offer to the market this spacious three bedroom SEMI-DETACHED family home offering an excellent range of features including off street parking to front, large private rear gardens, kitchen with utility room, downstairs cloakroom, excellent extension potential (STPP) and a convenient and popular location set close to amenities and transport links including Kings Langley station with direct links to London Euston.

FRONT DOOR LEADING TO:

GROUND FLOOR BATHROOM

A three piece bathroom suite comprising a panel enclosed bath with mixer tap, low level WC, pedestal wash hand basin, radiator, window to side, tiled splashbacks.

LOUNGE

14' 1" x 10' 7" (4.29m x 3.23m)

Double glazed window to rear, radiator, wall mounted gas fire.

DINING ROOM

11' 3" x 9' 0" (3.43m x 2.74m)

Double glazed window to front, radiator, fireplace with a gas fire insert.

KITCHEN

8' 5" x 8' 3" (2.57m x 2.51m)

Comprising a range of wall and floor mounted units, fitted work surfaces with inset sink with drainer, double glazed window to side, gas and electric cooker point, wall mounted gas boiler, plumbing and space for a washing machine, radiator, tiled surrounds.

REAR UTILITY/LOBBY

6' 8" x 5' 4" (2.03m x 1.63m)

Storage cupboards, door to the rear garden.

CLOAKROOM

Comprising a high flush WC, window to the side.

FIRST FLOOR LANDING

Double glazed window to the side, doors to the bedrooms. Entrance to the loft.

BEDROOM ONE

12' 2" x 9' 8" (3.71m x 2.95m)

Double glazed window to the rear, radiator, built in wardrobes.

BEDROOM TWO

12' 0" x 9' 8" (3.66m x 2.95m)

Double glazed window to the rear, radiator.

BEDROOM THREE

10' 5" x 9' 4" (3.18m x 2.84m)

Double glazed window to front, radiator, built in storage cupboard.

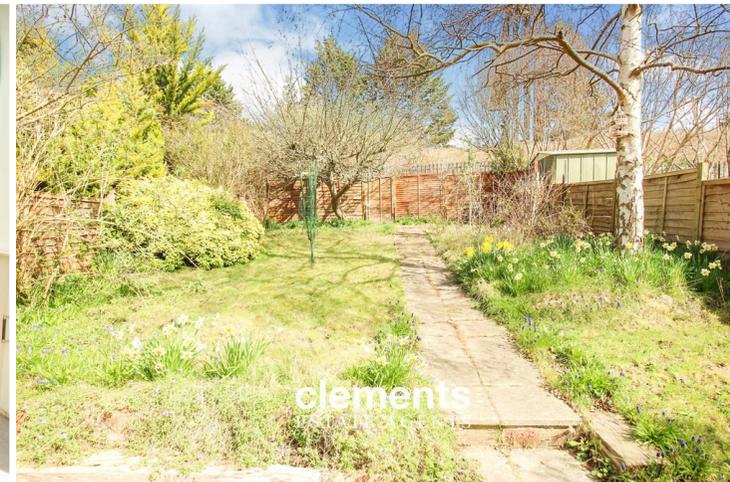
OUTSIDE

FRONT GARDEN

Driveway parking to the front with access to the front door and further access to the garden via a gate to the side.

REAR GARDEN

A large private mainly laid to lawn rear garden with patio area, wooden storage shed.



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 48.5 sq.m. (522 sq.ft.) approx

First Floor

Floor area 44.6 sq.m. (480 sq.ft.) approx

Total floor area 93.1 sq.m. (1,002 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