

Asking Price Of **£475,000**

tel: **01442 214151**



## Primrose Hill, Kings Langley HERTS WD4 8HY

Clements are delighted to offer this very spacious three Bedroom Detached family residence situated in this sought after Kings Langley location. The property offers very good sized rooms with a large conservatory to rear, shared driveway to a good sized garage, well kept gardens and set with in easy reach of good local amenities and transport links including Kings Langley location.

- Detached Family Residence
- Three Bedrooms
- Good Decorative Order
- Garage
- Well Kept Gardens





## Property Description

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### ENTRANCE

Front door leading to:

### ENTRANCE HALLWAY

A good sized hallway with stairs leading to the first floor, window to front, doors to:

### LOUNGE/DINER 21' 3" x 12' 1" (6.48m x 3.68m)

#### DINING AREA

A good sized bright room with a large window to front aspect, wall mounted radiator, fitted carpet, coved ceiling, archway leading to:

#### LOUNGE AREA

Another good sized room with a feature stone fireplace with a wooden mantle and base, fitted carpet, coved ceiling, double glazed patio doors leading to:

### CONSERVATORY 16' 0" x 12' 8" (4.88m x 3.86m)

A spacious well decorated room with a feature wood burner, tiled floor, double glazed windows to side and rear, double glazed French doors to the rear leading on to the garden.

### KITCHEN 13' 11" x 7' 1" (4.24m x 2.16m)

A range of wall and floor mounted units with fitted work surfaces, inset sink with drainer, breakfast bar, space for a gas cooker, plumbing and space for a washing machine, part tiled walls, wood effect flooring, window to rear, wall mounted radiator.

### FIRST FLOOR LANDING

A good sized landing with doors to the bedrooms and bathroom, window to side, entrance to the loft.

### MASTER BEDROOM 12' 2" x 11' 0" (3.71m x 3.35m)

A good sized room with a window to front, a range of fitted wardrobes with recessed area, wall mounted radiator, fitted carpet.

**BEDROOM TWO** 12' 2" x 9' 9" (3.71m x 2.97m)

Window to rear aspect over looking the garden, a range of fitted wardrobes and cupboard, wall mounted radiator, fitted carpet.

**BEDROOM THREE** 7' 10" x 6' 8" (2.39m x 2.03m)

Currently used as a study with a window to front aspect, wall mounted radiator, fitted carpet.

**BATHROOM**

A four piece bathroom suite comprising a walk in shower cubicle with wall mounted shower, panel enclosed bath with mixer taps and shower attachment, wash hand basin with vanity unit under, low level WC, tiled walls, window to rear.

**OUTSIDE**

**FRONT GARDEN**

Brick wall enclosed with a gate to side, paved area with a pathway to the front door, shared driveway leading to a garage to the side.

**REAR GARDEN**

A decked patio area with steps down to a mainly laid to lawn garden, feature flower and shrub borders with a covered storage area and a hard standing area to the rear. Access to the side via gate. Door to:

**GARAGE/WORKSHOP**

A good sized garage/workshop with power and light.



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)



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