

Asking Price Of **£215,000**

tel: **01442 214151**



Risedale Road, Hemel Hempstead HERTS HP3 9NN

Clements Estate Agents are pleased to offer this stunning one DOUBLE bedroom ground floor flat situated in this popular and convenient location. The property offers good decorative order, spacious room sizes, large well kept gardens, double garage to the rear making an early viewing very much essential. NO UPPER CHAIN. Call Now!

- Ground Floor Flat
- One Double Bedroom
- Good Decorative Order
- Well Kept Garden
- Garage



Property Description

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COMMUNAL ENTRANCE

Communal front door, leading to own front door.

ENTRANCE HALLWAY

Well decorated with door to the bathroom and opening out to:

KITCHEN 9' 6" x 9' 2" (2.9m x 2.79m)

Comprising a range of wall and floor mounted units with roll top work surfaces and inset stainless steel sink with single drainer and mixer taps, integral oven with gas hob and extractor hood over, plumbing and space for a washing machine, laminate wood flooring, wall mounted radiator, frosted window to rear. Leading to:

LOUNGE/DINER 15' 8" x 9' 2" (4.78m x 2.79m)

A good sized well decorated room with a double glazed window to front, wall mounted radiator, fitted carpet, coved ceiling.

BEDROOM 13' 11" x 13' 0" (4.24m x 3.96m)

Well decorated with a double glazed window to rear and double glazed door to side leading on to

the garden, built in cupboard, fitted carpet, radiator, coved ceiling.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with a pathway to the front door.

REAR GARDEN

Very well kept with a good sized patio area, mainly laid to lawn with various plants and shrubs, fence enclosed with a pathway to the rear.

DOUBLE GARAGE

A good sized brick built garage with up and over door accessed via a service road to the rear.



Floor area 42.5 sq. m. (457 sq. ft.) approx

Total floor area 42.5 sq. m. (457 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



Tenure **Leasehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

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