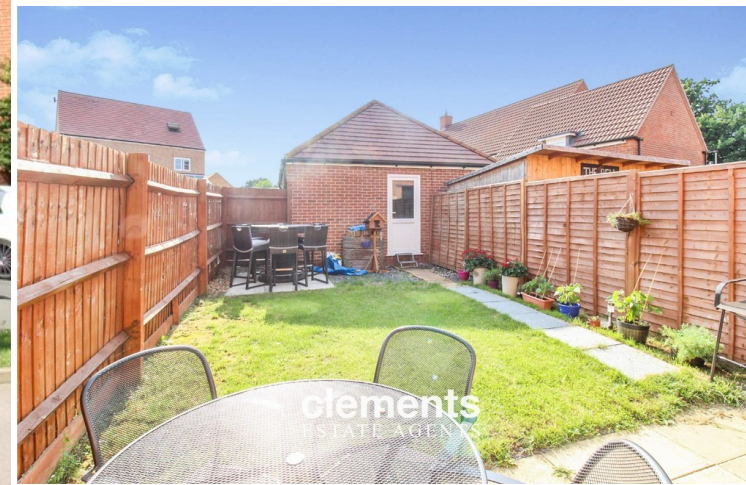


Asking Price Of **£475,000**

tel: **01442 214151**



Shearwater Road, Apsley, Hemel Hempstead HERTS HP3 0GB

Clements Estate Agents are pleased to offer this superbly presented 3 bedroom semi detached family home with ensuite shower room to the master bedroom, located on this popular modern development. Conveniently located for sought after school, Shendish Manor and main line station with links to London Euston. Lounge dining room. Fitted kitchen with integrated appliances. Downstairs cloak room. First floor bathroom. Double glazing. Gas heating to radiators. Garage. Parking. Garden.

- Modern Semi-Detached Property
- Three Bedrooms
- Good Decorative Order
- Sought After Location
- Well Kept Gardens



Property Description

A superbly presented 3 bedroom semi detached family home with ensuite shower room to the master bedroom, located on this popular modern development. Conveniently located for sought after school, Shendish Manor and main line station with links to London Euston. Lounge dining room. Fitted kitchen with integrated appliances. Downstairs cloak room. First floor bathroom. Double glazing. Gas heating. Garage. Parking. Garden.

STORM PORCH

Double glazed front door to:-

ENTRANCE HALL

Stairs to first floor. Wood effect flooring. Radiator. Doors to:-

CLOAK ROOM

Fitted in white with chrome fittings and comprising of a pedestal wash hand basin and a low level WC with a concealed cistern. Colour coordinated part tiled walls and tiled flooring. Radiator. Extractor fan. Double glazed window.

LOUNGE DINING ROOM

Double glazed window. Pair of double glazed French doors opening on to the rear gardens patio seating area. Under stairs storage cupboard. Radiator.

KITCHEN

Fitted with 1 1/2 bowl stainless steel sink unit with mixer tap and a range of matching shaker style wall and floor mounted units comprising of both

cupboards and drawers with the benefit of feature lighting. Colour coordinated roll top work surface and part tiled walls. Integrated stainless steel double oven / grill. Integrated stainless steel 4 burner gas hob with matching stainless steel extractor hood over. Integrated slim line dishwasher and automatic washing machine. Integrated fridge freezer. Wall mounted gas boiler in matching cupboard. Tiled flooring. Recessed ceiling lighting. Radiator. Double glazed window.

FIRST FLOOR LANDING

Double glazed window. Stairs to second floor. Shelved airing cupboard. Doors to:-

BEDROOM TWO

Double glazed window. Radiator.

BEDROOM THREE

Double glazed window. Radiator.

BATHROOM

Fitted in with chrome fittings and comprising of a panelled bath with mixer tap and shower over with fitted shower screen, wall hung wash hand basin with mixer tap and a low level WC with a concealed cistern. Colour coordinated part tiled walls with feature tiling and tiled flooring. Chrome heated towel rail. Wall mounted mirror fronted cabinet. Recessed ceiling lighting. Extractor fan. Double glazed window.

SECOND FLOOR

LANDING

Double glazed window. Door to:-

MASTER BEDROOM

Double glazed window. Large storage cupboard. Radiator. Access to loft space. Door to:-

ENSUITE SHOWER ROOM

Fitted in white with chrome fittings and comprising of a shower cubical with fitted shower and shower door, wall hung wash hand basin with mixer tap and low level WC with a concealed cistern. Colour coordinated part tiled walls and flooring. Wall mounted mirror fronted cabinet. Chrome heated towel rail. Recessed ceiling lighting. Extractor fan. Shaver point. Double glazed window.

OUTSIDE

GARAGE

With up and over door. Power and lighting. Personal door to the rear garden.

PARKING

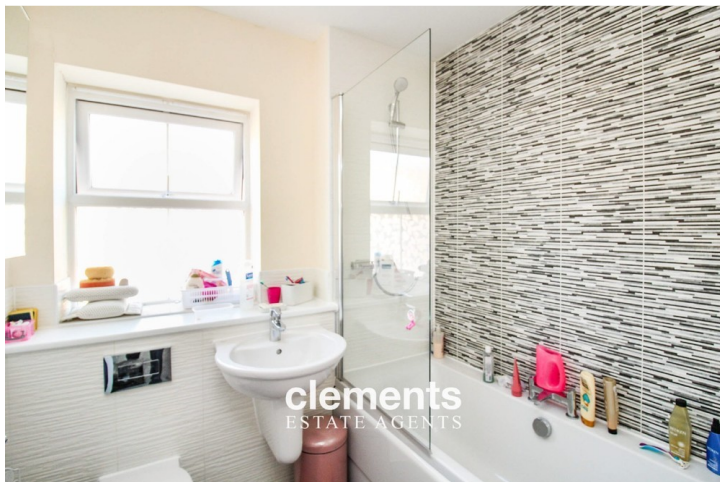
Allocated parking space.

FRONT GARDEN

Herbaceous border, path leading to the front door and a outside light. Gated side access to:-

REAR GARDEN

Well arranged southerly facing rear garden with a patio seating area otherwise laid to lawn with fenced boundaries. Outside tap, power and light.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

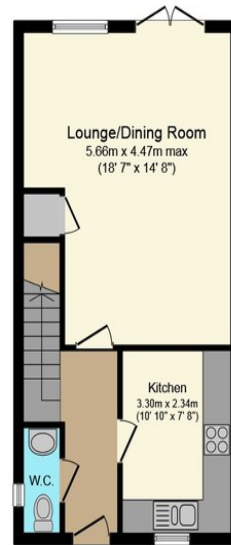
Contact Details

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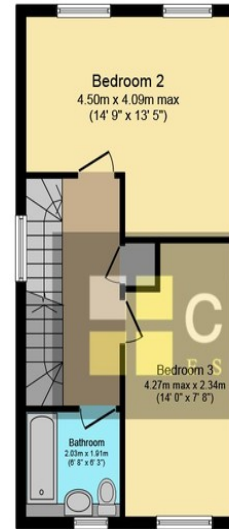
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Ground Floor

Floor area 40.5 sq. m. (436 sq. ft.) approx



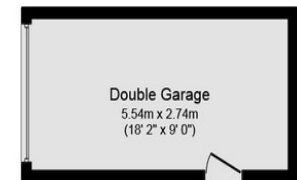
First Floor

Floor area 40.5 sq. m. (436 sq. ft.) approx



Second Floor

Floor area 33.0 sq. m. (355 sq. ft.) approx



Garage

Floor area 15.2 sq. m. (164 sq. ft.) approx

Total floor area 120.9 sq. m. (1,301.5 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