

Offers In Excess Of **£400,000**

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Studham Lane, Dagnall, Berkhamsted HERTS HP4 1RH

Clements Estate Agents are delighted to offer this superb THREE bedroom SEMI-DETACHED family home offering an excellent range of features including very spacious room sizes, downstairs cloakroom, double glazing, oil fired central heating, off street parking and garage, a good sized private rear garden and a lovely village location. VIEWING ESSENTIAL!

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS ROOM SIZES
- OWN DRIVEWAY & GARAGE
- PRIVATE REAR GARDEN



Property Description

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FRONT DOOR TO:

ENTRANCE HALL

Stairs leading to the first floor, fitted carpet, doors to:

CLOAKROOM

Comprising a low level WC, wall mounted wash hand basin, frosted window to side, radiator, tiled splashbacks and tiled flooring.

LOUNGE AREA 16' 6" x 10' 0" (5.03m x 3.05m)

A feature brick built fireplace, double glazed patio doors to rear leading on to the garden, fitted carpet, leading to:

DINING AREA 10' 1" x 7' 10" (3.07m x 2.39m)

A double glazed window to rear, space for a dining table, door to the kitchen.

KITCHEN 16' 0" x 10' 5" (4.88m x 3.18m)

Comprising a range of wall and floor mounted units with roll top work surfaces, stainless steel sink with drainer and mixer tap, space for an electric cooker, plumbing and space for a washing machine, space for a fridge freezer, wall mounted radiator, floor mounted boiler.

FIRST FLOOR LANDING

Doors to the airing cupboard, bedrooms, bathroom and separate WC, entrance to the loft, fitted carpet.

MASTER BEDROOM 16' 1" x 9' 6" (4.9m x 2.9m)

Comprising a range of fitted wardrobes and cupboards, double glazed window to rear, fitted carpet.

BEDROOM TWO 13' 3" x 8' 9" (4.04m x 2.67m)

Double glazed window to rear, wall mounted radiator, fitted carpet.

BEDROOM THREE 12' 5" x 6' 11" (3.78m x 2.11m)

Double glazed window to front, built in wardrobes, radiator, fitted carpet.

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BATHROOM

Comprising a panel enclosed bath with central mixer tap, wall mounted shower with fitted shower screen, wall mounted wash hand basin, frosted double glazed window to front, tiled walls, radiator, fitted carpet.

SEPARATE WC

Low level WC, frosted double glazed window to side.

OUTSIDE

FRONT GARDEN

Block paving offering parking for numerous cars, access to the garage and pathway to the front door. Gate to side.

GARAGE

A single garage with up and over door to front, pedestrian door to rear.

REAR GARDEN

A good sized patio area, mainly laid to lawn with various plants and shrubs, fence enclosed.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

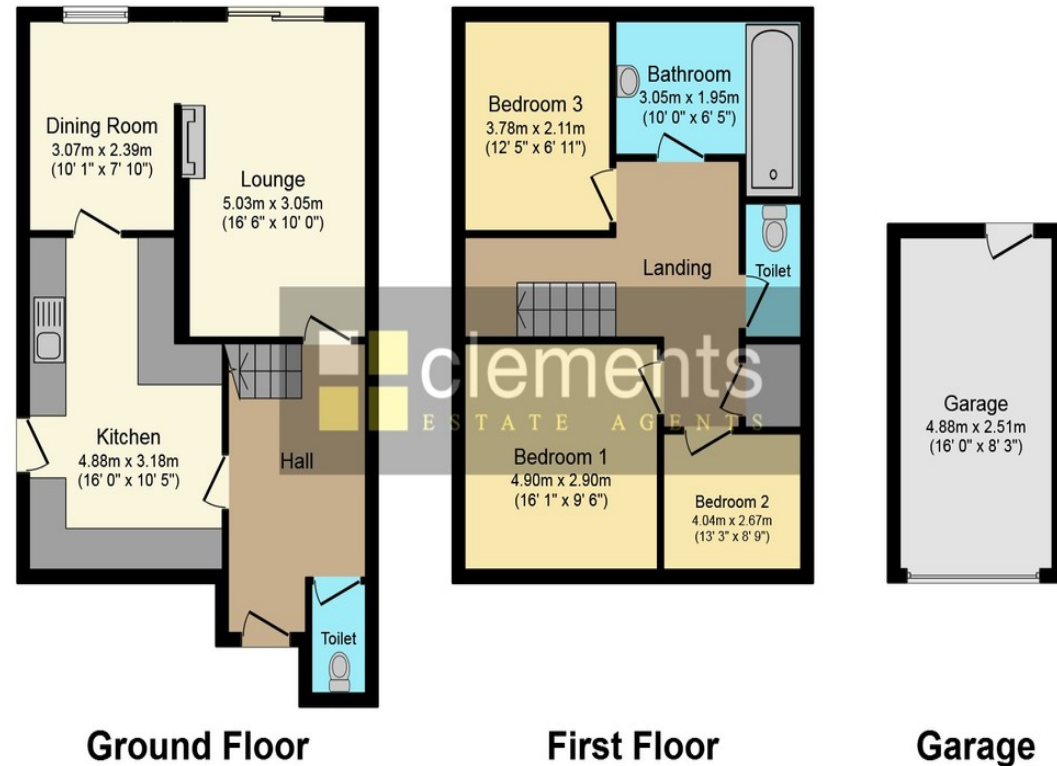
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Ground Floor

First Floor

Garage

Total floor area 104.0 sq. m. (1,119 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