

Asking Price of : **£475,000**

tel: **01442 214151**



## **Bronte Crescent, Woodhall Farm, Hemel Hempstead HERTS HP2 7NS**

CHAIN FREE - Clements are delighted to market this wonderful detached family home offering spacious and versatile living accommodation with an abundance of natural light. The property also benefits from TWO RECEPTION ROOMS, conservatory, WC, kitchen, FOUR BEDROOMS, en-suite to master, family bathroom, sizeable rear garden with direct access to a single garage and off street parking.

- DETACHED HOME
- FOUR BEDROOMS
- TWO BATHROOMS
- THREE TOILETS
- TWO RECEPTION ROOMS



## Property Description

CHAIN FREE - Clements are delighted to market this wonderful detached family home offering spacious and versatile living accommodation with an abundance of natural light. The property also benefits from TWO RECEPTION ROOMS, conservatory, WC, kitchen, FOUR BEDROOMS, en suite to master, family bathroom, sizeable rear garden with direct access to a single garage and off street parking.

### FRONT

Single path leading to front entrance.

### ENTRANCE HALL

Front entrance door, double glazed window to front aspect, coving to ceiling, doors to WC, kitchen, living room, dining room and stairs to first floor.

### LIVING ROOM

13' 0" x 15' 11" (3.96m x 4.85m)

Three double glazed windows, coving to ceiling, feature fireplace, wooden flooring, under stairs storage cupboard, radiator.

### DINING ROOM

9' 08" x 10' 07" (2.95m x 3.23m)

Sliding patio doors into conservatory, coving to ceiling, wall lights.

### KITCHEN

6' 04" x 11' 10" (1.93m x 3.61m)

Matching range of wall and base cupboard units with work surfaces over, stainless steel sink drainer unit, space for washing machine, dishwasher, fridge/freezer, splash back tiling, cupboard housing central heating boiler, coving to ceiling, tiled flooring, two double glazed window, frosted double glazed UPVC door to garden.

### CLOAKROOM

LLWC, vanity sink unit, radiator.

### LANDING

Stairs from ground floor, loft access, radiator, access to all four bedrooms and family bathroom.

### **BEDROOM ONE**

9' 07" x 10' 11" (2.92m x 3.33m)

Two double glazed windows, coving to ceiling, radiator.

### **EN-SUITE SHOWER ROOM**

Shower cubicle, LLWC, vanity sink unit, radiator, coving to ceiling, frosted double glazed window.

### **BEDROOM TWO**

9' 08" x 9' 09" (2.95m x 2.97m)

Double glazed window, radiator.

### **BEDROOM THREE**

11' 11" x 6' 08" (3.63m x 2.03m)

Two double glazed windows, radiator, coving to ceiling, wood flooring.

### **BEDROOM FOUR**

8' 11" x 5' 07" (2.72m x 1.7m)

Double glazed window, coving to ceiling, over stairs storage cupboard.

### **FAMILY BATHROOM**

7' 06" x 5' 09" (2.29m x 1.75m)

Frosted double glazed window, bath with mixer taps and shower attachment over, LLWC, vanity sink unit, heated towel rail, part tiled walls.

### **GARDEN**

Mainly laid to lawn with access via conservatory and kitchen, two patio areas one to the near side and one to the far side. Single door leading into:

### **PARKING**

Single garage with up and over doors and parking in front.



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)

*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*