



Clements estate agents



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estate agents



**South Hill Road, Hemel Hempstead, HP1 1JB**

**Asking Price £600,000**

Clements Estate Agents are pleased to offer this STUNNING three double bedroom detached family home offering an excellent range of features including lovely decorative order with a modern fitted kitchen and bathroom, spacious room sizes, large well kept gardens, partially converted garage, downstairs cloakroom, permit parking and a sought after location set just a short distance from excellent local schools, amenities and the Town Centre with its many shops and transport links.

A stunning three double bedroom detached family home offering an excellent range of features including lovely decorative order with a modern fitted kitchen and bathroom, spacious room sizes, large well kept gardens, partially converted garage, downstairs cloakroom, permit parking and a sought after location set just a short distance from excellent local schools, amenities and the Town Centre with its many shops and transport links. Viewing essential...

**STORM PORCH :**

**ENTRANCE HALLWAY :**

**LOUNGE / DINER : 23'4 x 10'6 (7.11m x 3.20m)**



**LOUNGE AREA**



**DINING AREA**



**KITCHEN / BREAKFAST ROOM : 13'3 x 12 (4.04m x 3.66m)**

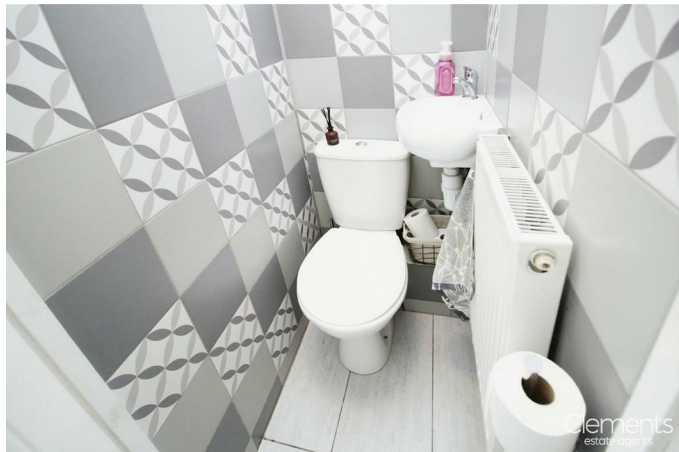


**STUDY : 8'9 x 8'5 (2.67m x 2.57m)**



**LOBBY :**

**CLOAKROOM / WC :**



**BEDROOM THREE 9'10 x 7'5 (3.00m x 2.26m)**

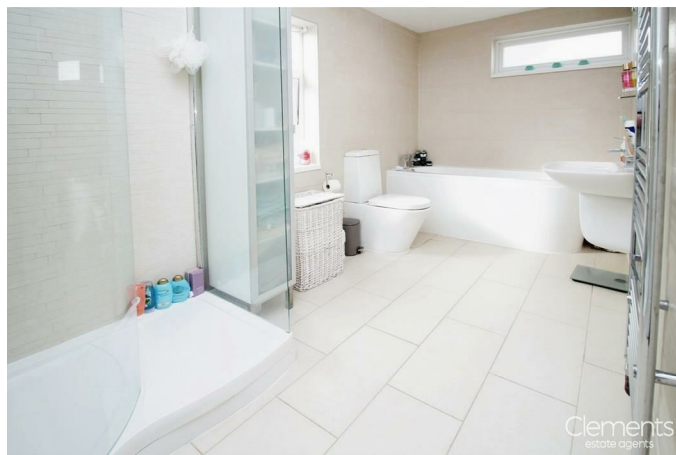


**GARAGE / STORAGE AREA :**

**FIRST FLOOR LANDING :**



**BATHROOM 13'9 x 6'5 (4.19m x 1.96m)**



**BEDROOM TWO 13'7 x 10'0 (4.14m x 3.05m)**



**SECOND FLOOR LANDING**

**BEDROOM ONE 16'6 x 13'6 max (5.03m x 4.11m max)**



## OUTSIDE

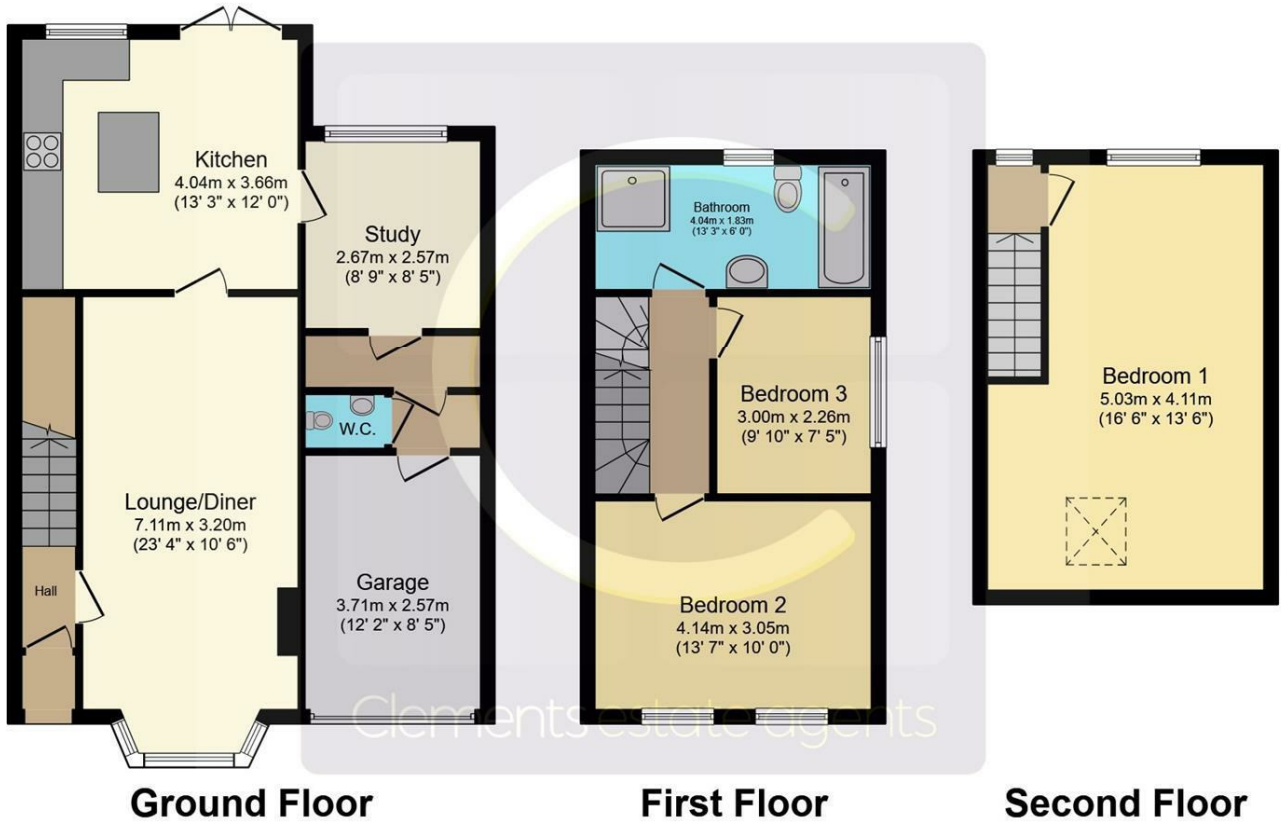


## FRONT GARDEN

## REAR GARDEN



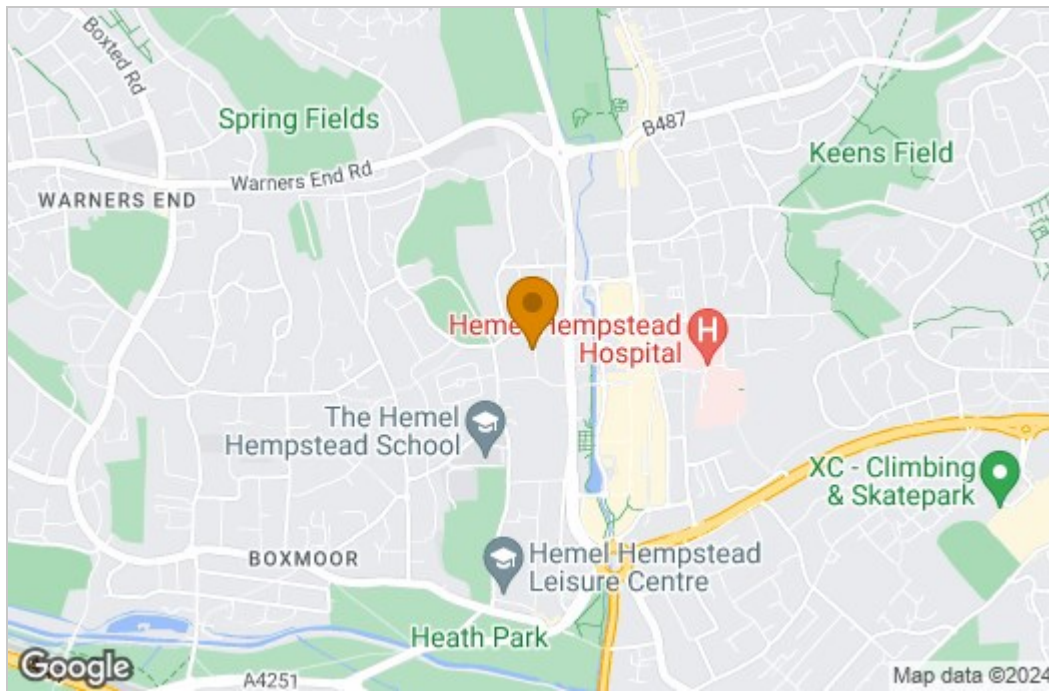
# Floor Plan



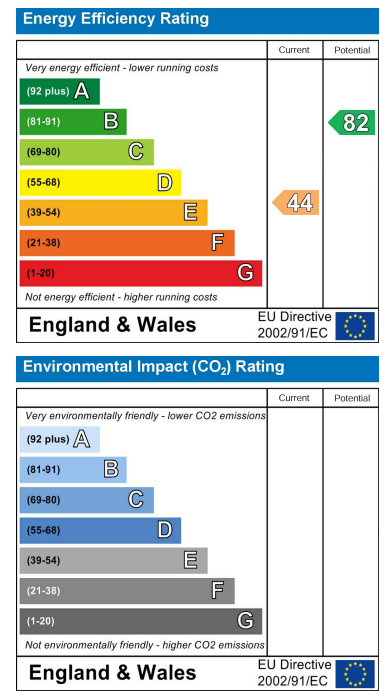
Total floor area 120.5 sq.m. (1,297 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.