



Clements estate agents



## Larchwood Road, Hemel Hempstead, HP2 5NB Offers In Excess Of £370,000

Clements are delighted to market this FOUR BEDROOM terraced home situated within easy reach of major road links to include the M1 & M25 and Maylands Industrial Estate. Being sold CHAIN FREE this property is a great opportunity with modernisation required throughout but great room sizes to include: entrance hallway, living room, dining area open to kitchen area, utility with doors to front and rear aspects, four bedrooms on the first floor with toilet and separate bathroom as well as lovely sized rear garden. CALL NOW OR MISS OUT.

### **Front Garden**

Picket fence enclosed low maintenance front garden with single path to front entrance door with storm porch.

### **Entrance Hall 11'05 x 6'00 (3.48m x 1.83m)**



Doors to kitchen and living room, stairs to first floor, understairs storage cupboard, radiator.

### **Living Room 13'04 x 10'07 (4.06m x 3.23m)**



Double glazed window to front aspect, radiator.

### **Dining Area 10'02 x 8'08 (3.10m x 2.64m )**



Double glazed sliding patio doors to rear garden, radiator.

### **Kitchen Area 11'08 x 9'04 (3.56m x 2.84m)**



Matching range of wall and base cupboard units with work surfaces over, space for all appliances, stainless steel sink drainer unit with splash back tiling, wall mounted central heating boiler, double glazed window to rear aspect, door to:

### **Utility Room 21'06 x 5'03 (6.55m x 1.60m)**

Doors to front and rear aspects, power points.

### **Landing 12'00 x 8'08 (3.66m x 2.64m)**

Stairs from ground floor, loft access, doors to all four bedrooms, bathroom and separate WC.

**Bedroom One 13'05 x 10'08 (4.09m x 3.25m)**



Double glazed window to front aspect, radiator.

**Bedroom Two 12'00 x 8'08 (3.66m x 2.64m)**



Double glazed window to front aspect, radiator, coving to ceiling,

**Bedroom Three 9'08 max x 8'07 max (2.95m max x 2.62m max)**



Double glazed window to rear aspect, radiator.

**Bedroom Four 9'11 x 7'01 (3.02m x 2.16m)**



Double glazed window to rear aspect, radiator, coving to ceiling.

**Bathroom 5'06 x 5'03 (1.68m x 1.60m)**

Frosted double glazed window to rear aspect, radiator, pedestal wash hand basin, bath with mixer taps and electric shower over, part tiled walls.

**WC 5'06 x 2'07 (1.68m x 0.79m)**

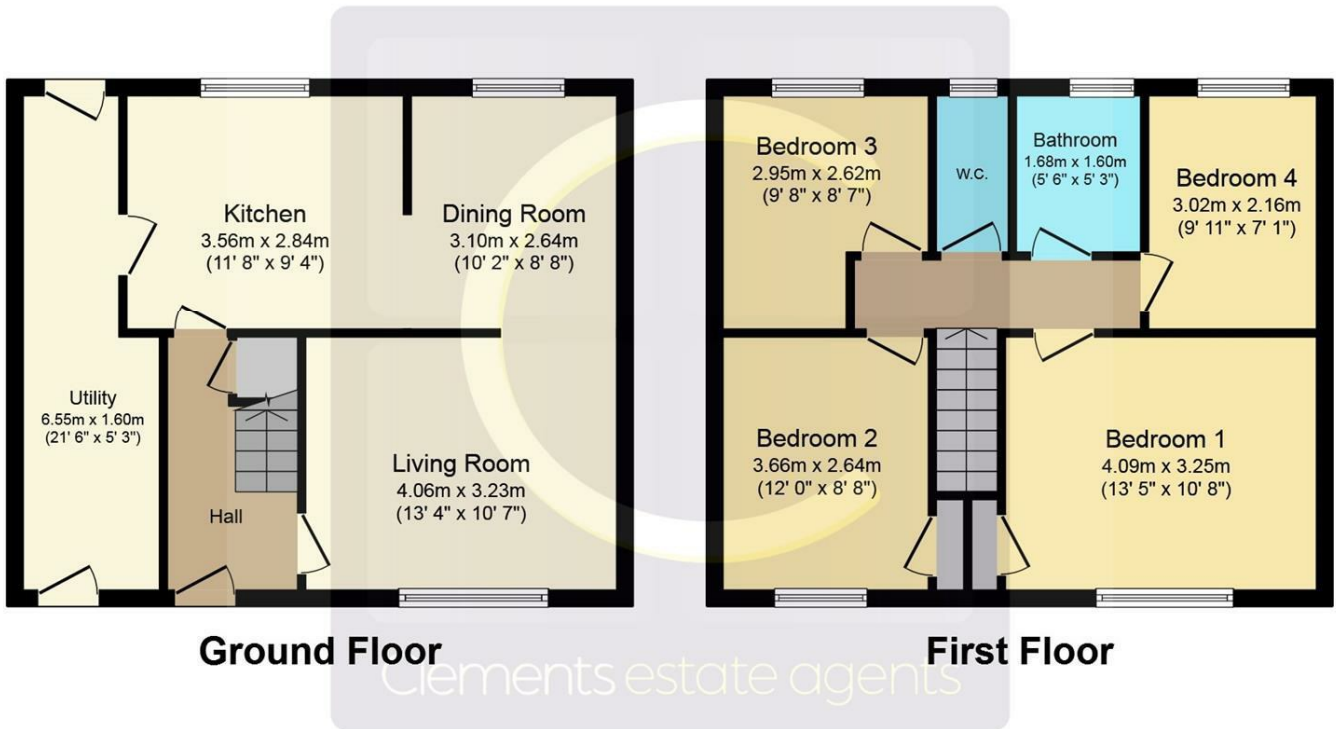
Frosted double glazed window to rear aspect, LLWC.

**Rear Garden**



Fully enclosed rear garden, mainly laid to lawn with a variety of plant, tree and shrub borders, shed to far side and patio area to near side.

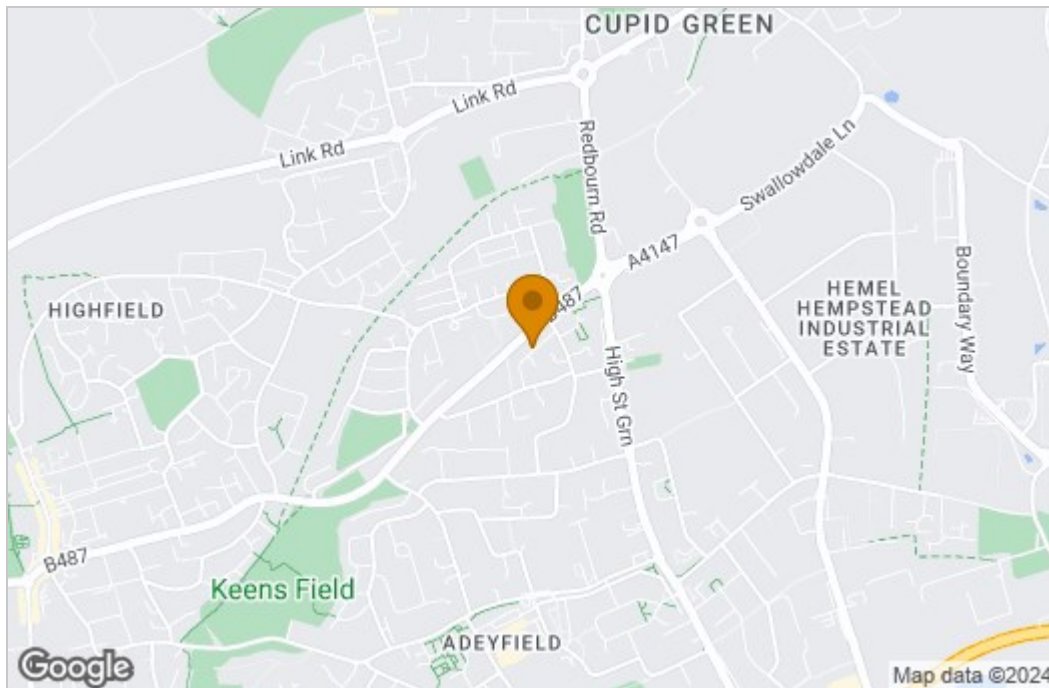
# Floor Plan



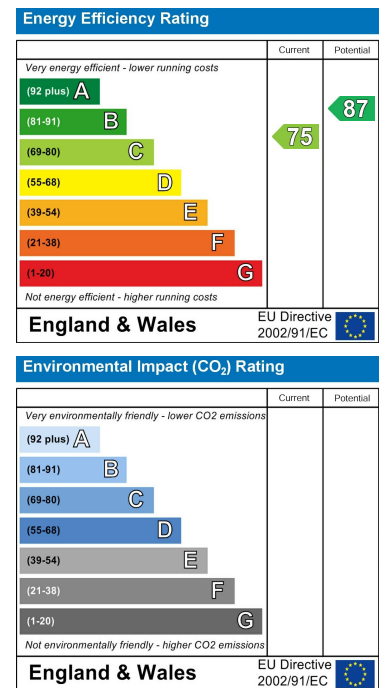
Total floor area 97.2 sq.m. (1,047 sq.ft.) approx

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.

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