









# Melsted Road

, Hemel Hempstead, HP1 1SX

Clements are delighted to market this fantastic FOUR BEDROOM semi-detached family home in Boxmoor. Presented immaculately throughout and offering an abundance of natural light and spacious and versatile living accommodation to include: living room, dining room, kitchen, conservatory, utility, WC, two integral garages offering ample scope for extension (STPP), four bedrooms and family bathroom. The property also features a large, beautifully designed rear garden and driveway parking for numerous cars. EARLY VIEWING IS STRONGLY NRECOMMEDNED.

## 20 Melsted Road

, Hemel Hempstead, HP1 1SX











- Semi-Detached Family Home
- Conservatory
- Two Garages
- Boxmoor

- Four Bedrooms
- Modern Fitted Kitchen
- Stunning Garden
- Two Reception Rooms
- Utility
- Driveway Parking

#### **Front**

#### **Porch**

3'10 x 3'07 (1.17m x 1.09m)

## **Entrance Hallway**

13'00 x 4'02 (3.96m x 1.27m)

## **Living Room**

11'10 x 10'08 (3.61m x 3.25m)

## **Dining Room**

11'06 x 10'10 (3.51m x 3.30m)

## Conservatory

10'08 x 10'04 (3.25m x 3.15m)

## WC

8'00 x 2'08 (2.44m x 0.81m)

#### **Kitchen**

12'05 x 8'02 (3.78m x 2.49m)

#### Utility

7'08 x 6'10 (2.34m x 2.08m)

#### **Garage Two**

15'10 x 7'06 (4.83m x 2.29m)

## Garage One

15'11 x 8'00 (4.85m x 2.44m)

#### Landing

12'05 x 6'00 (3.78m x 1.83m)

#### **Bedroom One**

11'10 x 8'06 (3.61m x 2.59m)

#### **Bedroom Two**

11'06 x 8'10 (3.51m x 2.69m)

## **Bedroom Three**

12'06 x 8'08 (3.81m x 2.64m)

## **Bedroom Four**

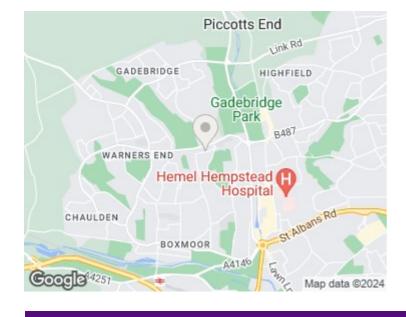
8'05 x 7'10 (2.57m x 2.39m)

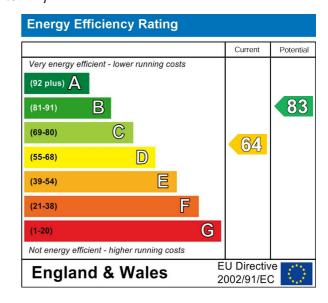
#### **Bathroom**

8'02 x 6'02 (2.49m x 1.88m)

## Rear Garden

52'10 x 33'06 (16.10m x 10.21m)





















## Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



