



Clements estate agents



Clements



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.

Asking Price £575,000

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- 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)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor Plan



TOTAL: 139.7 m² (1,503 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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