



Clements estate agents



Winifred Road

, Hemel Hempstead, HP3 9DX

Clements Estate Agents are delighted to market this fantastic three bedroom terraced character home ideally situated within a stones throw of local amenities and Apsley Train Station is just a short walk away. The property is spacious and versatile, offering: THREE RECEPTION ROOMS, ground floor cloakroom and kitchen as well as family bathroom on the first floor and all three bedrooms off of the landing. Additionally this stunning home has a beautifully landscaped (approximately 85ft) rear garden and is in great condition throughout. VIEWING STRONGLY RECOMMENDED.

Offers Over £425,000

44 Winifred Road

, Hemel Hempstead, HP3 9DX



- Perfect Apsley Location
- Walking Distance to Apsley Station
- Three Bedroom House
- Three Reception Rooms
- Cloakroom
- Family Bathroom
- Beautifully Presented Throughout
- 85ft Rear Garden

Entrance Porch

Living Room

13'0" x 10'11" (3.96m x 3.33m)

Kitchen

10'2" x 9'10" (3.10m x 3.00m)

Internal Hallway

Reception Two

12'0" x 10'11" (3.66m x 3.33m)

Conservatory

10'4" x 8'6" (3.15m x 2.59m)

Cloakroom

2'11" x 3'03" (0.89m x 0.99m)

Landing

Bedroom One

11'6" x 10'11" (3.51m x 3.33m)

Bedroom Two

9'11" x 8'1" (3.02m x 2.46m)

Bedroom Three

10'11" x 9'0" (3.33m x 2.74m)

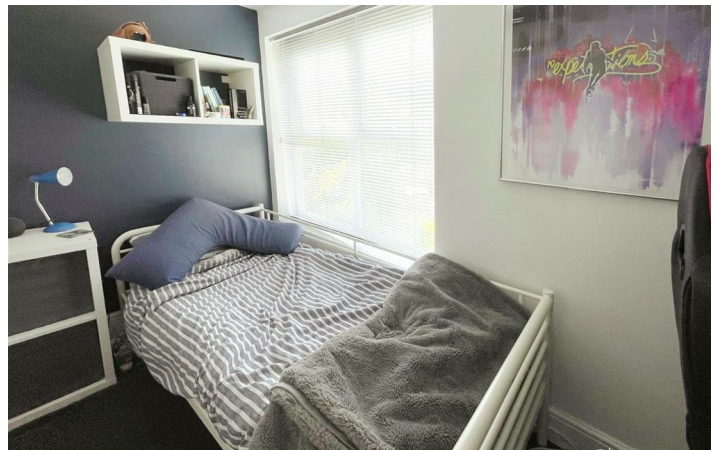
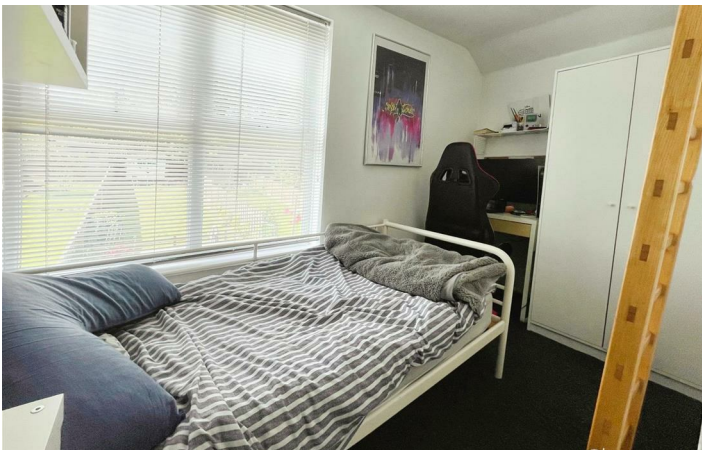
Family Bathroom

Garden



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor Plan

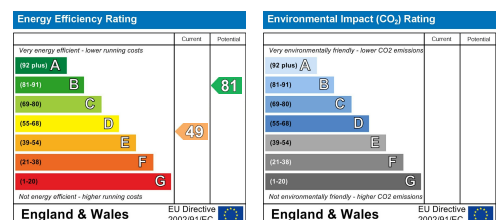


TOTAL: 93.6 m² (1,007 sq.ft.)

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



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.



45 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LD

Tel: 01442 214151 Email: sales@clementsstateagents.co.uk <https://www.clementsstateagents.co.uk>