



Clements estate agents



**Great Elms Road, Hemel Hempstead, HP3 9UJ**

**Asking Price £425,000**

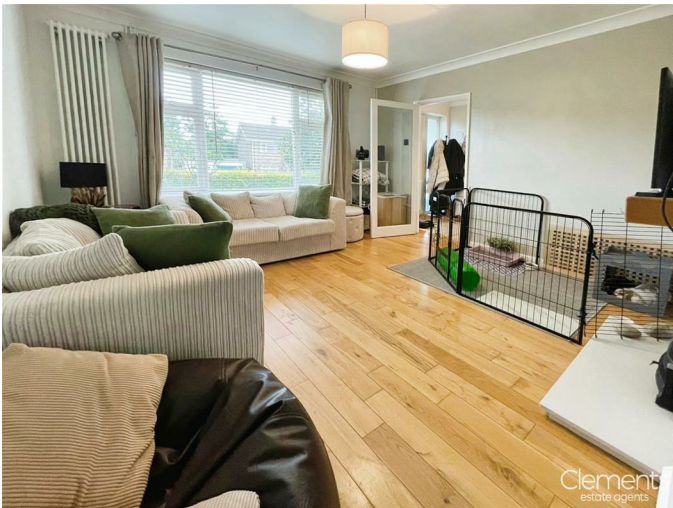
Clements Estate Agents are pleased to offer this stunning three bedroom End of Terrace family home. Benefits include superb decorative order with a luxury fitted kitchen/diner, utility and cloakroom, modern bathroom suite, spacious room sizes, large well kept gardens and a sought after location set within easy reach of local shops and amenities. Viewing strongly advised.

**DOOR LEADING TO:-  
ENTRANCE HALLWAY**



Very well decorated with stairs leading to the first floor, wall mounted radiator, wooden flooring, telephone point, coved ceiling, doors to:-

**LOUNGE 13'1" x 12'6" (3.99 x 3.81)**



Very well decorated with a double glazed window to front, wooden flooring, a feature fireplace with gas fire, wooden mantle and marble hearth, TV point, coved ceiling, feature wall mounted radiator, doorway to:-

**KITCHEN/DINER 19'2" x 10'11" (5.84 x 3.33)**



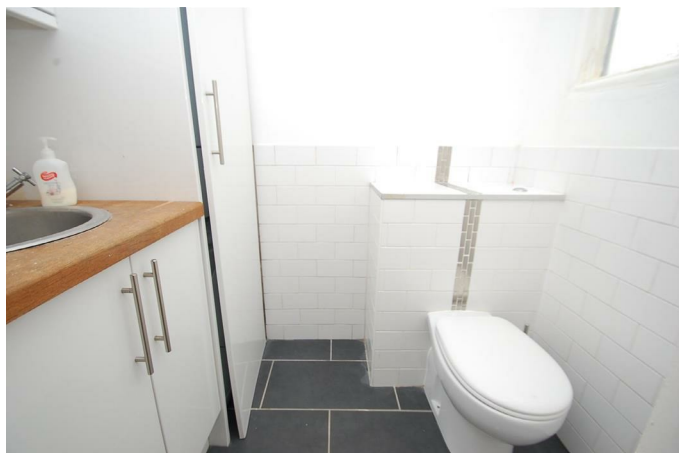
A stunning fitted kitchen comprising a range of wall and floor mounted units with wooden work surfaces and inset one and a half bowl sink with single drainer, built in 'Samsung' eye level oven, gas hob and extractor hood over, integral 'Smeg' dishwasher, double glazed French doors to rear on to the garden, part tiled walls, tiled floor, space for a dining table, TV point, inset ceiling spot lights, feature wall mounted radiator, coved ceiling, further double glazed windows and door to rear.

**UTILITY ROOM**



Windows and door to side leading on to the garden, decked flooring, built in storage cupboards, door leading to:-

## CLOAKROOM



Well decorated with a low level WC, stainless steel sink with mixer taps, built in cupboards housing plumbing and space for a washing machine and tumble drier above, part tiled walls.

## FIRST FLOOR LANDING

Well decorated with doors to the bedrooms and bathroom, fitted carpet, entrance to the loft.

## MASTER BEDROOM 12'5" x 10'2" + Door Recess (3.78 x 3.1 + Door Recess)



Very well decorated with a double glazed window to rear, a range of fitted wardrobes, built in bed recess with under unit lighting, built in cupboards, fitted carpet, wall mounted feature radiator.

## BEDROOM TWO 11'3" x 9'9" (3.43 x 2.97)



Well decorated with a double glazed window to front, fitted and built in wardrobes, built in cupboard, wall mounted radiator, fitted carpet.

## BEDROOM THREE 9'2" x 8'4" (2.79 x 2.54)



Well decorated with a double glazed window to front, feature wall mounted radiator, coved ceiling, fitted carpet.

## BATHROOM



A modern bathroom suite comprising a panel enclosed bath with mixer taps and 'Aqualisa' shower over, wall mounted wash hand basin, low level WC, frosted double glazed window to rear, part tiled walls and tiled floor, heated towel rail, inset ceiling spot lights.

## OUTSIDE



## FRONT GARDEN

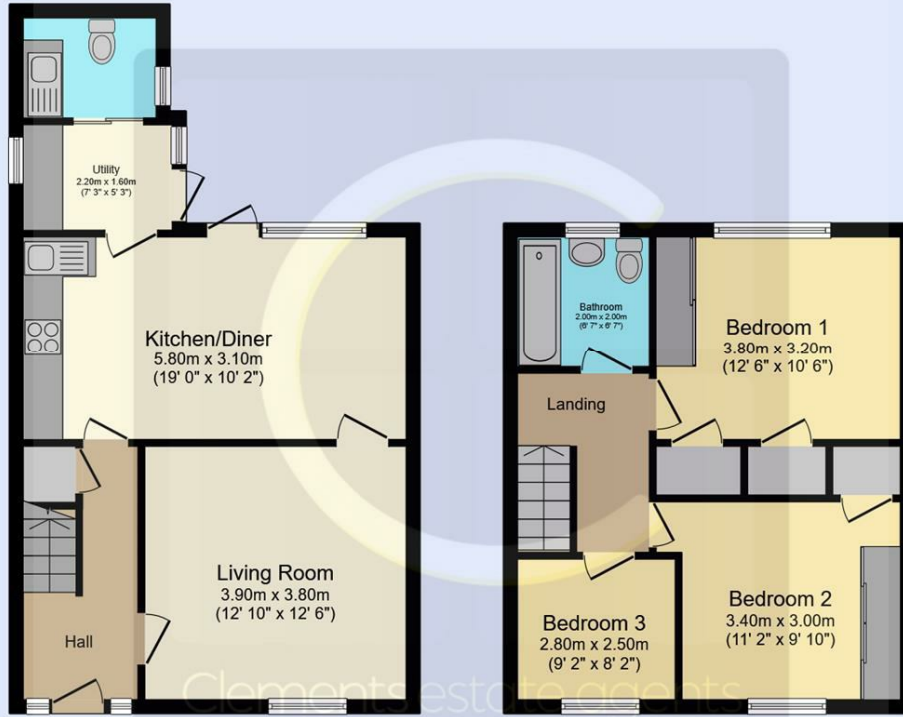
Well kept lawn area with steps leading to a single pathway to the front door

## REAR GARDEN



Very well kept with a large decking area, steps leading up to a mainly laid to lawn garden, fence enclosed.

# Floor Plan



**Ground Floor**  
 Floor area 47.9 m<sup>2</sup> (516 sq.ft.)

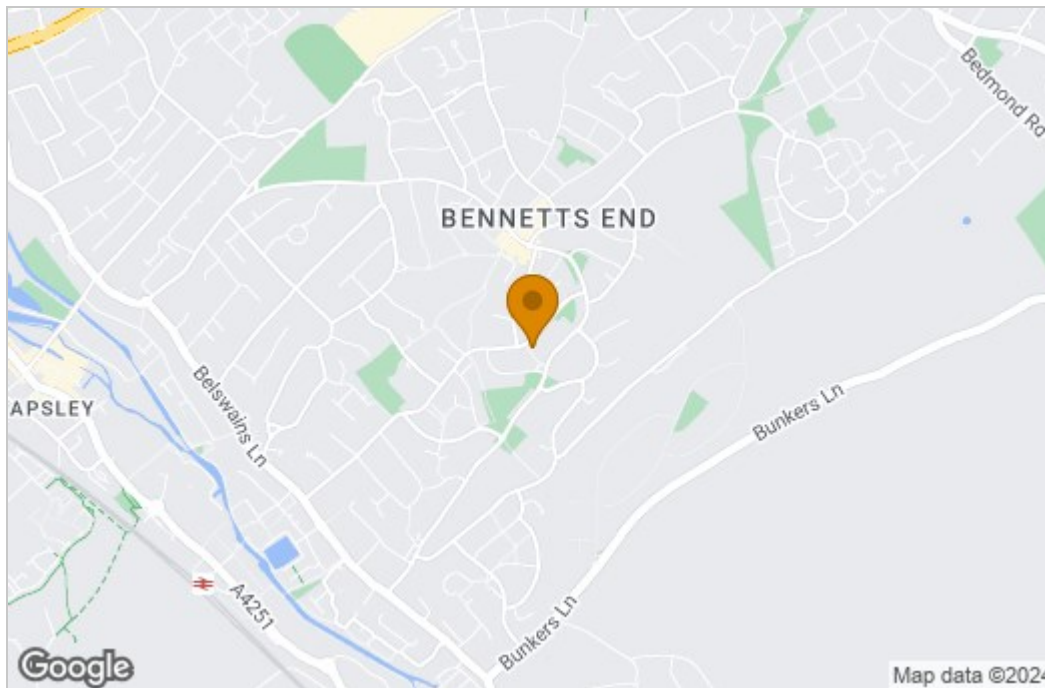
**First Floor**  
 Floor area 40.8 m<sup>2</sup> (440 sq.ft.)

**TOTAL: 88.8 m<sup>2</sup> (956 sq.ft.)**

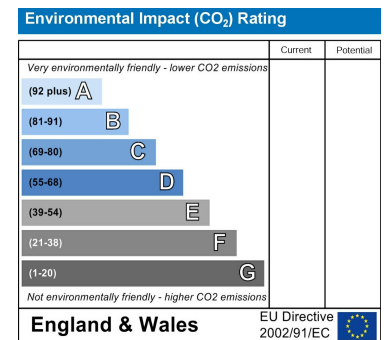
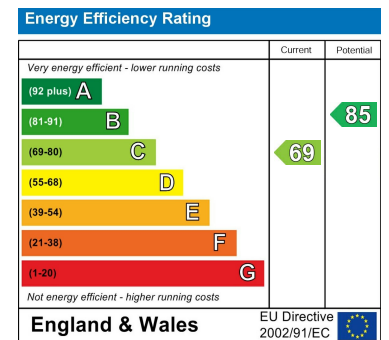
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



# Area Map



# Energy Efficiency Graph



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