



**Middle Hill, Hemel Hempstead, HP1 2JQ**  
**Offers In Excess Of £400,000**

Located in popular HP1 is this STUNNING three bedroom Mid Terrace family home. The property offers an excellent range of features including a superb modern kitchen, utility room and bathroom, spacious room sizes, well kept gardens and a sought after location close to good local schools, amenities and transport links and also has the benefit of NO UPPER CHAIN.



Clements Estate Agents are delighted to offer this STUNNING three bedroom Mid Terrace family home situated in this popular HP1 location. The property offers an excellent range of features including superb decorative order with a modern kitchen, utility room and bathroom, spacious room sizes, well kept gardens and a sought after location close to good local schools, amenities and transport links.

### **COMPOSITE FRONT DOOR TO :**

#### **ENTRANCE HALLWAY**

Stairs leading to the first floor, wall mounted radiator, coved ceiling, inset spot light, fitted carpet, door to :

#### **LOUNGE / DINER 20'01 x 11'09 (6.12m x 3.58m)**



A large bright double aspect room with double glazed windows to front and rear, two wall mounted radiators, fitted carpet, TV point, coved ceiling, inset spot lights, door to :

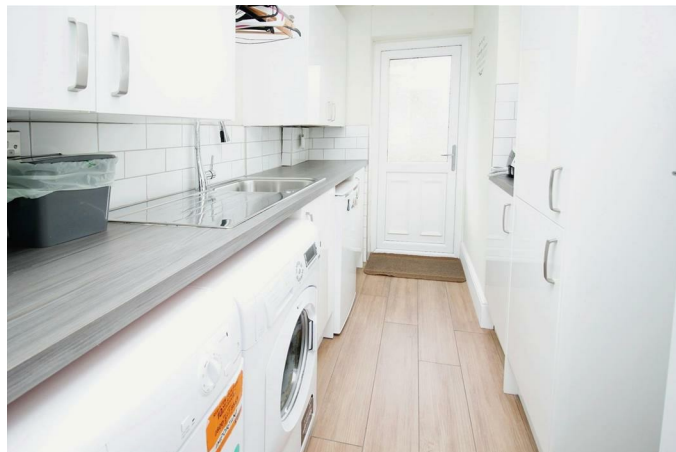
#### **KITCHEN 11'4 x 9'11 (3.45m x 3.02m)**



Comprising an excellent range of wall and

floor mounted units with fitted work surfaces and an inset stainless steel sink with drainer, built in eye level double oven with gas hob and extractor hood over, integral dishwasher, fridge and freezer, double glazed window and door to rear leading on to the garden, tiled splash backs with a ceramic tiled floor. Door to :

#### **UTILITY ROOM 9'5 x 6'3 (2.87m x 1.91m)**



A range of wall and floor mounted units with fitted work surfaces with an inset stainless steel sink with drainer and mixer tap, plumbing nad space fora washing machine and tumble dryer, space for an additional fridge, ceramic tiled floor, tiled splash backs, large under stairs cupboard, double glazed window to front.

#### **FIRST FLOOR LANDING**

Doors to the bedrooms and shower room, fitted carpet, entrance to the loft.

#### **MASTER BEDROOM 11'9 x 10'5 (3.58m x 3.18m)**



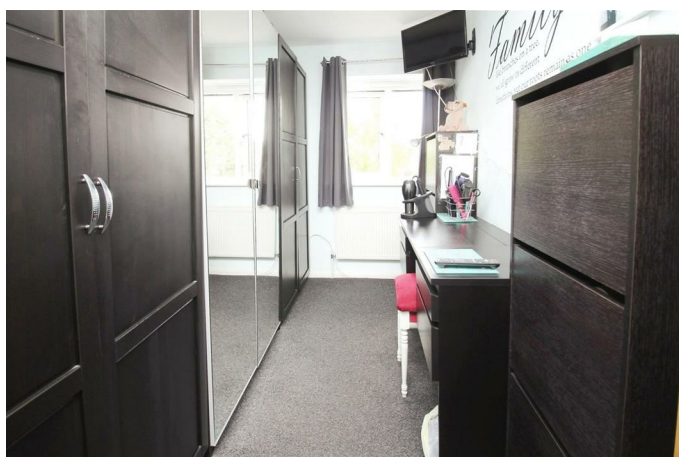
Well decorated with a double glazed window to front, walk in cupboard, TV point, fitted carpet, radiator, inset ceiling spot lights.

### **BEDROOM TWO 13'8 x 9'1 (4.17m x 2.77m)**



Well decorated with a double glazed window to rear, radiator, coved ceiling, fitted carpet.

### **BEDROOM THREE 10'6 x 6'5 (3.20m x 1.96m)**



Double glazed window to front, radiator, fitted carpet.

### **BATHROOM**



A modern shower room comprising a walk in shower cubicle with a rainfall style showerhead and additional mixer, low level WC, wash hand basin with vanity units

beneath, heated towel rail, tiled walls and flooring with under floor heating, frosted double glazed window to rear.

### **OUTSIDE**

#### **FRONT GARDEN**

Hard standing to front with access to the front door.

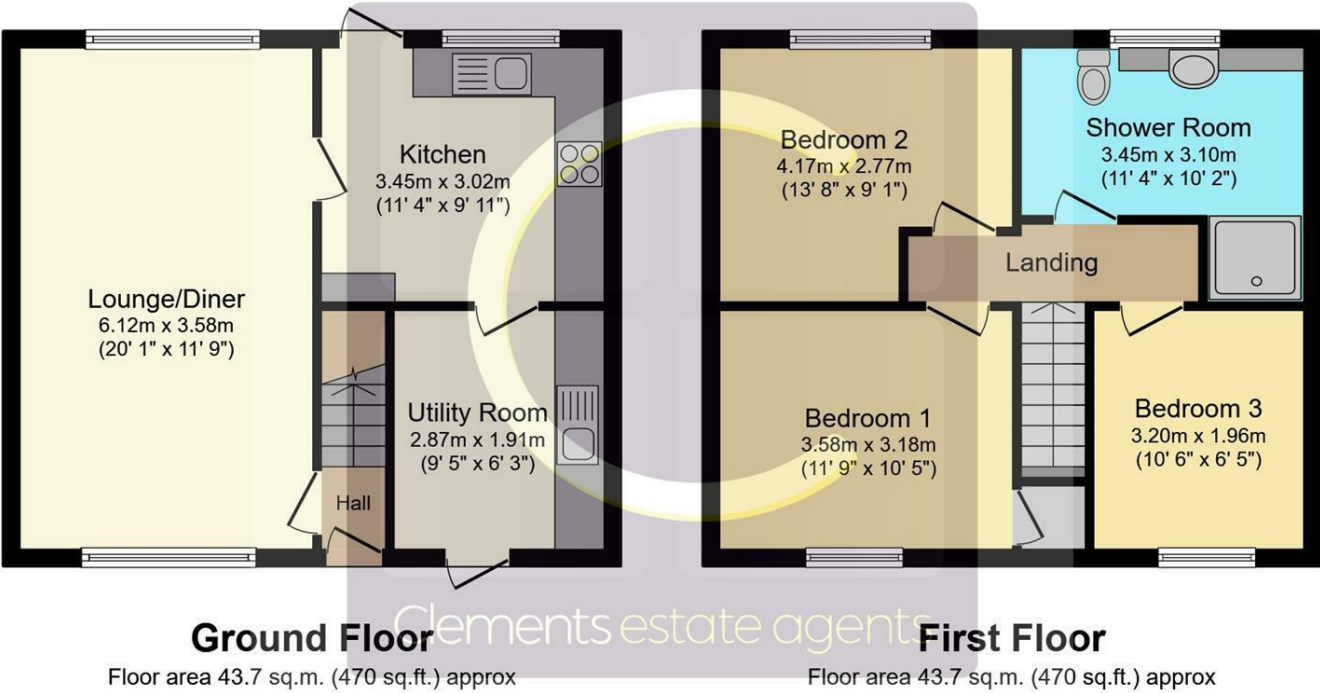
#### **REAR GARDEN**



A real feature of the property with a large composite decked area, leading to a mainly laid to lawn area with a hardstanding area to the rear, fence enclosed.



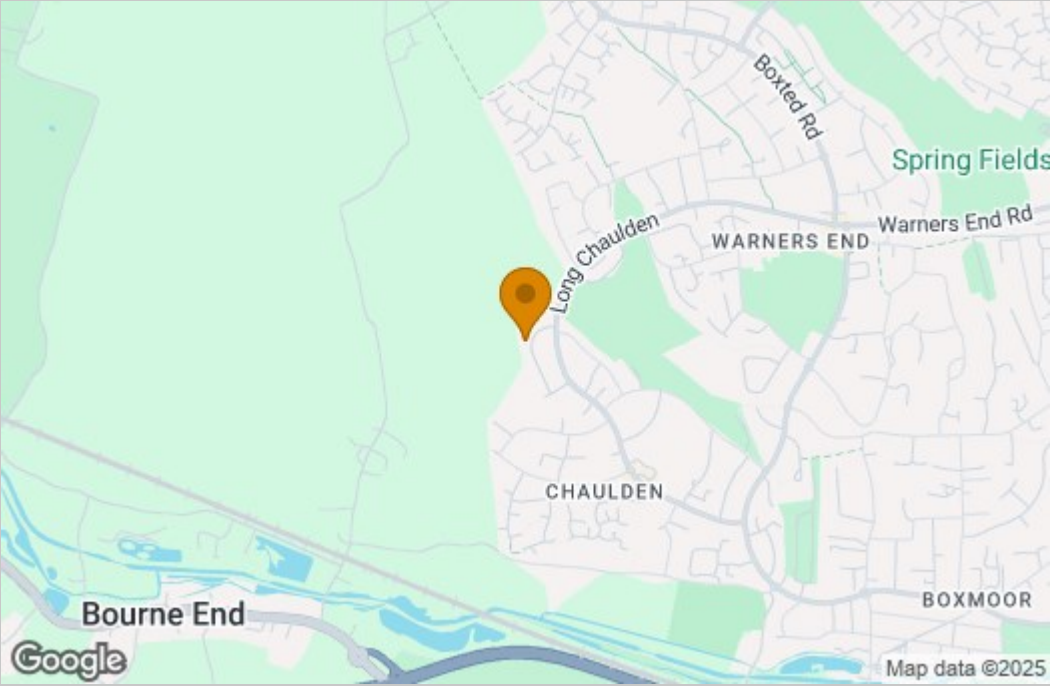
Floor Plan



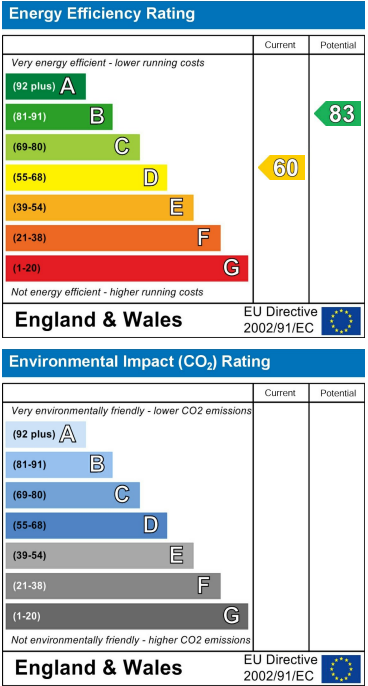
Total floor area 87.4 sq.m. (940 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph



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