



**Chambersbury Lane, Hemel Hempstead, HP3 8AZ**  
**Offers In Excess Of £400,000**

Located in highly sought after Chambersbury Lane in Nash Mills is this stunning and spacious terraced house situated within easy reach of Bunkers Park and within walking distance of the local schools, local amenities as well as being close to Apsley Mainline Train Station. Boasting three generous bedrooms, large living room, fitted kitchen, conservatory with newly installed roof, utility area, newly installed UPVC windows and doors, gas central heating and a landscaped south facing rear garden.



### **Entrance Hall**

Door to front, storage cupboard, radiator, newly fitted carpet with stairs to first floor.

### **Living Room 20'11 x 11'06 (6.38m x 3.51m)**



Double glazed window, two radiators, double glazed door to conservatory and coving to ceiling.

### **Conservatory 11'10 x 7'00 (3.61m x 2.13m)**



Newly installed roof with inset lighting, radiator, tiled floor, double glazed French doors to garden, double glazed windows.

### **Utility Area 14'05 x 4'05 (4.39m x 1.35m)**



Frosted double glazed window, wood laminate flooring, storage cupboards, radiator and archway to kitchen.

### **Kitchen 11'09 x 8'10 (3.58m x 2.69m)**



Fitted kitchen comprising wall and floor units with works surfaces to compliment, 1 and 1/2 bowl sink and drainer unit, splashback tiling, plumbing for washing machine and dishwasher, radiator, coving to ceiling, wood laminate flooring, double glazed window and frosted double glazed window to garden.

### **Landing**

Stairs from ground floor, doors to all bedrooms and bathroom, airing cupboard and loft access.

**Bedroom One 11'06 x 10'07 (3.51m x 3.23m)**



Spacious double bedroom, double glazed window, fitted wardrobe, radiator and wood laminate flooring.

**Bedroom Two 10'07 x 9'04 (3.23m x 2.84m)**



Double glazed window, radiator, built in wardrobes and wood laminate flooring.

**Bedroom Three 10'11 x 6'01 (3.33m x 1.85m)**



Double glazed window, wood laminate flooring, over stairs storage cupboard and coving to ceiling.

**Bathroom**



Two double glazed windows, low level wc, pedestal wash hand basin, radiator, corner bath with electric shower over, spotlights and coving to ceiling and tiled walls.



## Outside



## Front Garden



Paved Indian sandstone area with raised borders and access to the front door.

## Rear Garden



A landscaped rear garden laid to lawn with flower and shrub borders, patio area, rear access, outside tap, decking area with shed.

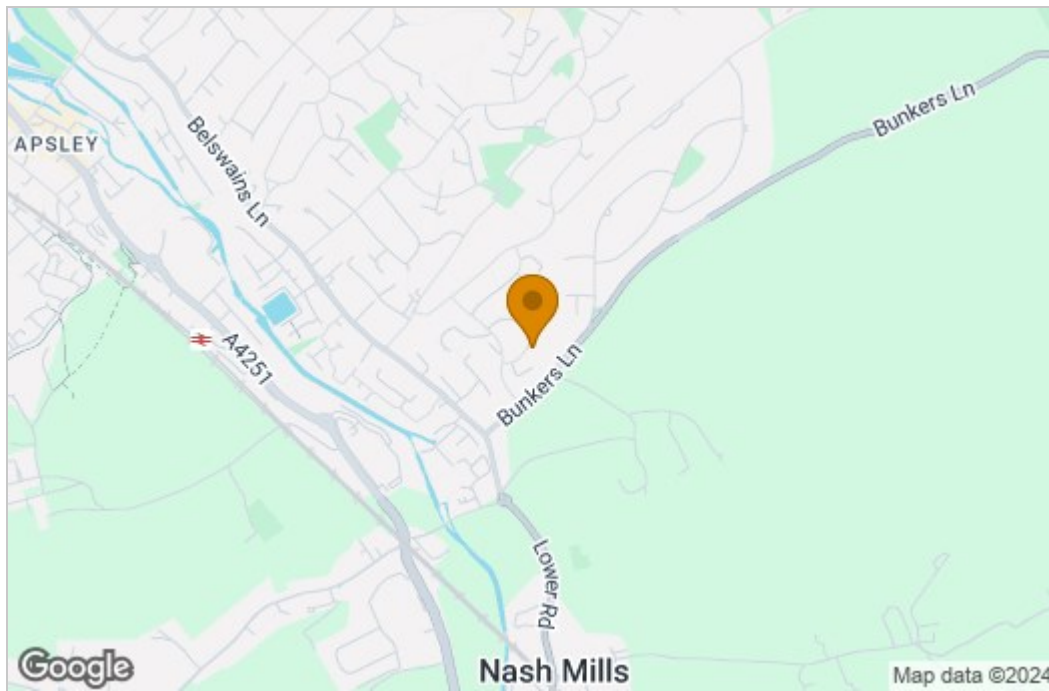
# Floor Plan



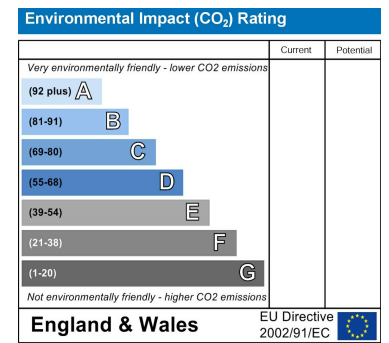
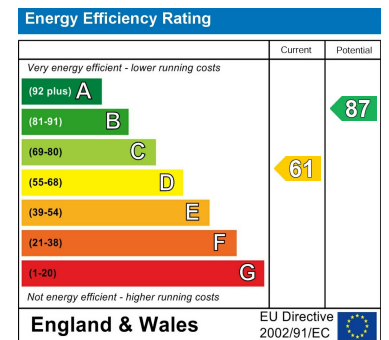
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# Area Map



# Energy Efficiency Graph



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