



Ebberns Road, Hemel Hempstead, HP3 9QR
Offers In Excess Of £575,000

Clements Estate Agents are delighted to offer this truly stunning three bedroom canal side property which offers a superb range of features including excellent decorative order, a spacious fitted kitchen with granite work surfaces, modern bathroom & en suite shower room, three reception rooms, a driveway to front and a decked garden over looking the canal to rear. The property is also ideally situated for shops, amenities and transport links including Apsley station.

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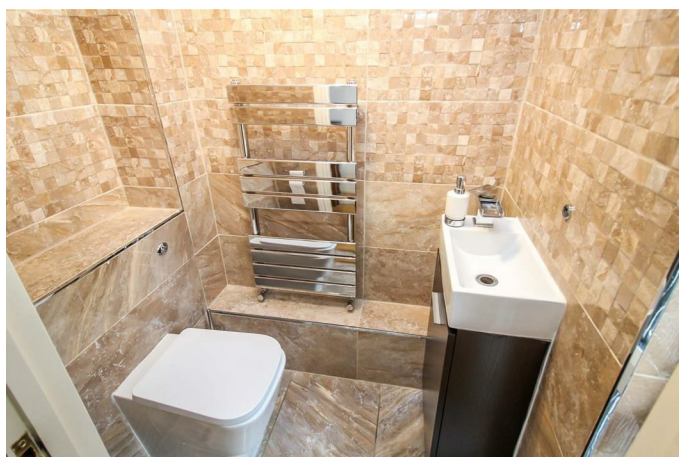
ENTRANCE

Wooden front door to-

ENTRANCE HALL

Very well decorated with doors to rooms, stairs to the lower ground floor and the first floor, double radiator, wooden floor, telephone point, built in storage cupboard.

CLOAKROOM



Sink with mixer taps, low level WC, modern towel rail, tiled walls.

STUDY/PLAY ROOM 15'6" x 8'10" (4.72 x 2.69)

Wood effect flooring, TV point.

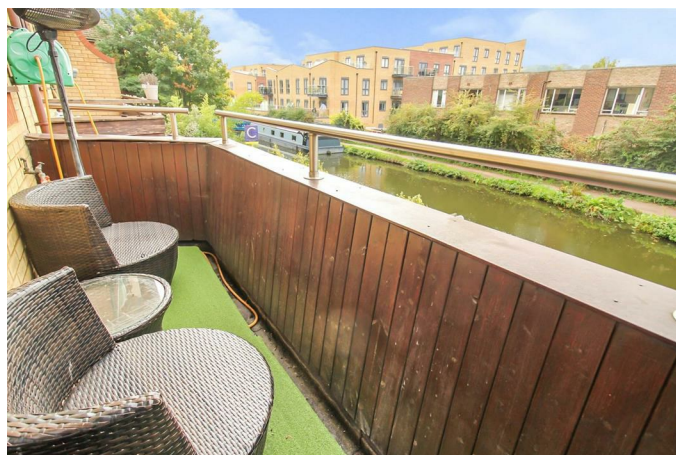
KITCHEN/BREAKFAST ROOM 17'0" x 10'0" (5.18 x 3.05)



Comprising a range of wall and floor mounted units with granite work surfaces, one and a half bowl sink with single drainer and mixer tap, stainless steel oven with gas hob and

extractor hood, integral dishwasher, fridge freezer, part tiled walls and floor, double radiator, double glazed window and doors to rear onto the balcony, built in cupboard, telephone point, inset ceiling lights.

BALCONY



Decked balcony area with superb views over the canal to rear.

LOWER GROUND FLOOR

Wooden flooring, built in cupboard, doors to lounge and utility room.

LOUNGE 22'2" x 17'0" (6.76 x 5.18)



Well decorated with double glazed windows and patio doors to rear on to the decking, TV point, two double radiators, double doors to-

DINING ROOM 10'9" x 8'6" (3.28 x 2.59)

Well decorated with double radiator, wooden flooring.

UTILITY ROOM 7'10" x 7'8" (2.39 x 2.34)

A range of floor mounted units, roll top work surface with stainless steel sink with single drainer, wall mounted boiler, plumbing for

washing machine and space for tumble dryer, tiled floor.

FIRST FLOOR LANDING

Very well decorated with doors to rooms, built in airing cupboard, wooden floor, entrance to the loft.

MASTER BEDROOM 13'9" x 8'10" (4.19 x 2.69)



Very well decorated with doors to en-suite, double glazed window to rear, single radiator, fitted carpet.

EN-SUITE



A modern walk in shower cubicle with wall mounted shower, low level WC, wash hand basin with a vanity unit beneath, part tiled walls, heated towel rail.

BEDROOM TWO 10'0" x 11'5" (3.05 x 3.48)



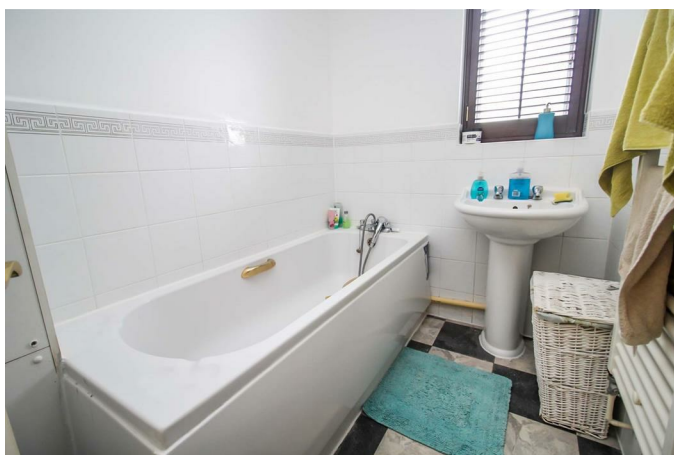
Well decorated with a double glazed window to front, single radiator, fitted carpet.

BEDROOM THREE 12'6" x 7'10" (3.81 x 2.39)



Built in wardrobe, fitted carpet, double glazed window to rear, single radiator.

BATHROOM



Comprising a panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, frosted double glazed window to front, part tiled walls, heated towel rail.

FRONT GARDEN

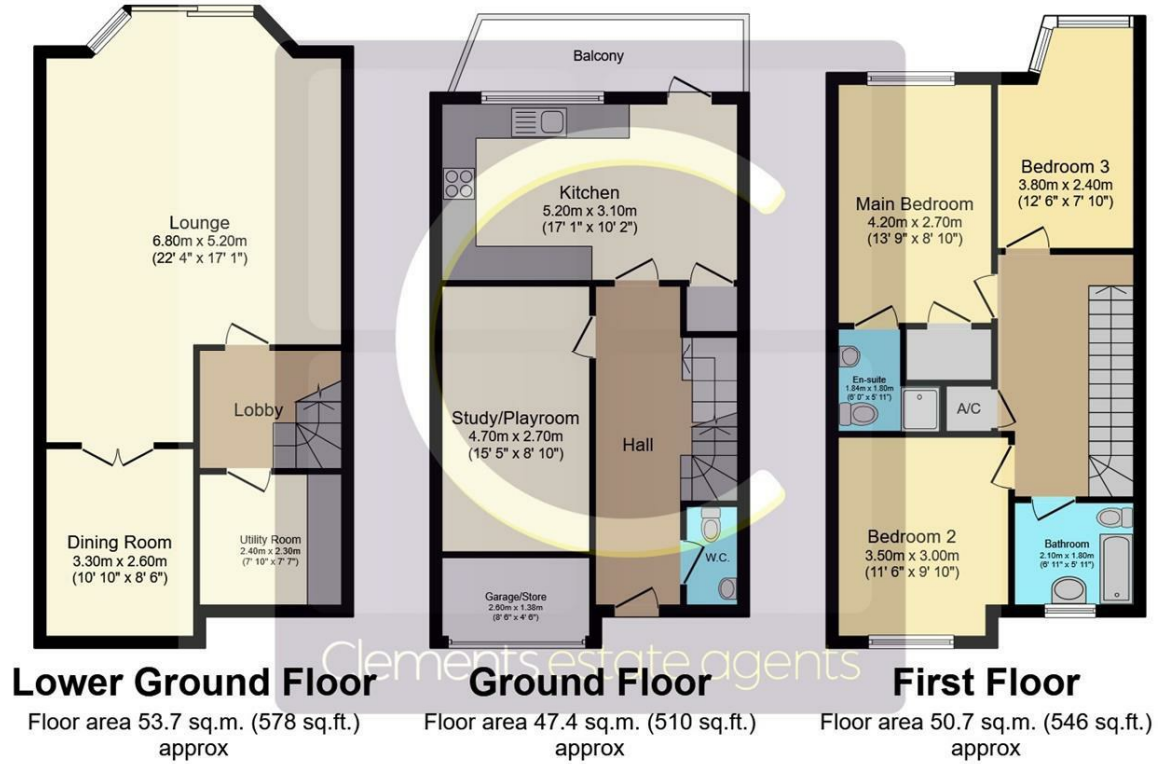
Own driveway offering off street parking to front.

REAR GARDEN



A stunning decked garden over looking the canal. Fence & railing enclosed.

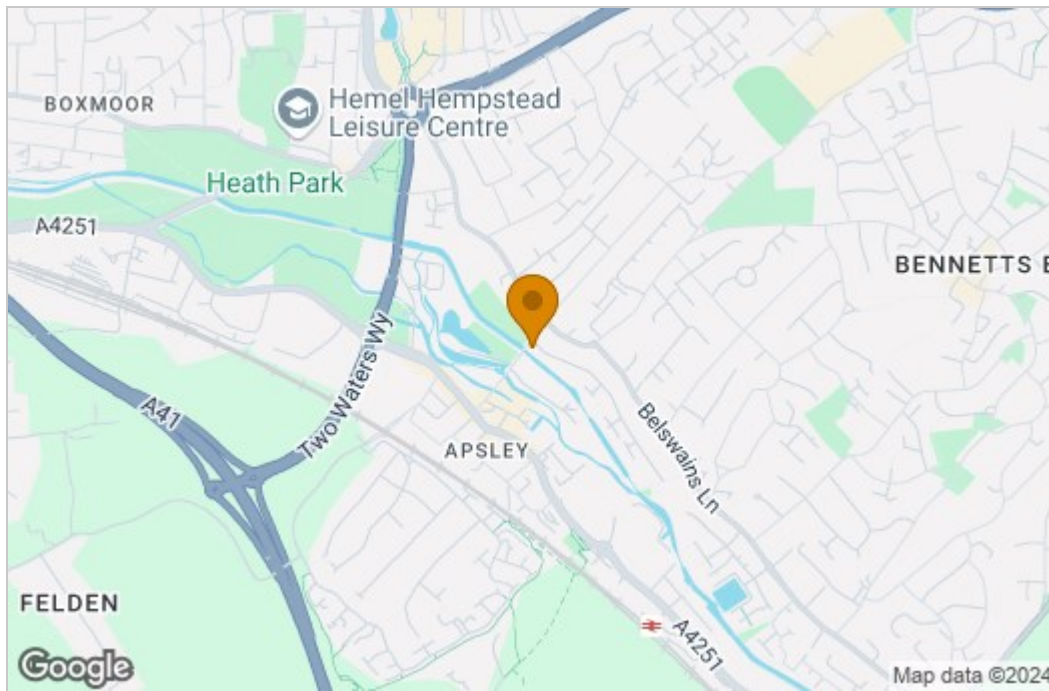
Floor Plan



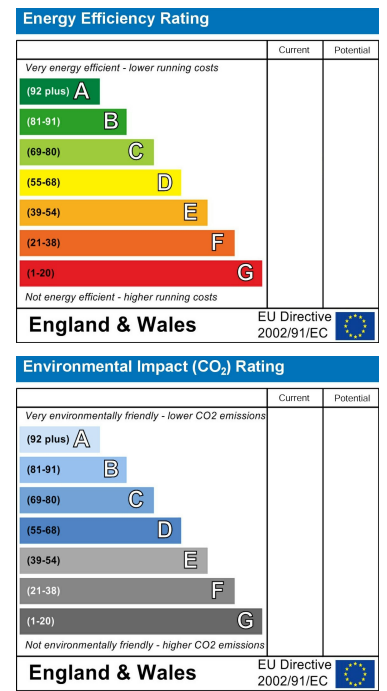
Total floor area 151.8 sq.m. (1,634 sq.ft.) approx

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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