



**Underacres Close, Hemel Hempstead, HP2 7AL**

**Price £180,000**

Clements Estate Agents are delighted to offer this very spacious one double bedroom ground floor flat offering excellent value for money and situated in this popular Adeyfield location close to good local shops and amenities. The property offers excellent decorative order, good sized rooms, large balcony, double glazing, gas central heating, outside storage and large communal gardens. No Upper Chain!

## FRONT

### COMMUNAL ENTRANCE

Entry phone system with security entrance door, hallway leading to the front door.

### ENTRANCE HALLWAY



Well decorated with doors to all rooms and built in storage cupboard, wall mounted radiator, wall mounted entry phone.

### LOUNGE/DINER 12'2" x 10'8" (3.71 x 3.25)



A good sized well decorated room with double glazed patio doors to rear leading on to a good sized balcony, TV & Telephone points, coved ceiling. Laminate wood flooring.

### KITCHEN 11'3" x 6'5" (3.43 x 1.96)



A modern kitchen comprising a range of a wall and floor mounted units with roll top work surfaces, stainless steel sink with single drainer, plumbing and space for a washing machine, recess for fridge freezer, integral oven and hob, double glazed window to side, wall mounted boiler, part tiled walls, built in larder cupboard.

### BEDROOM 11'8" x 10'9" (3.56 x 3.28)



A good sized well decorated room with a range of built in cupboards and wardrobe, wall mounted radiator, laminate wood flooring.

## BACONY



A good sized railing enclosed balcony to rear.

## BATHROOM



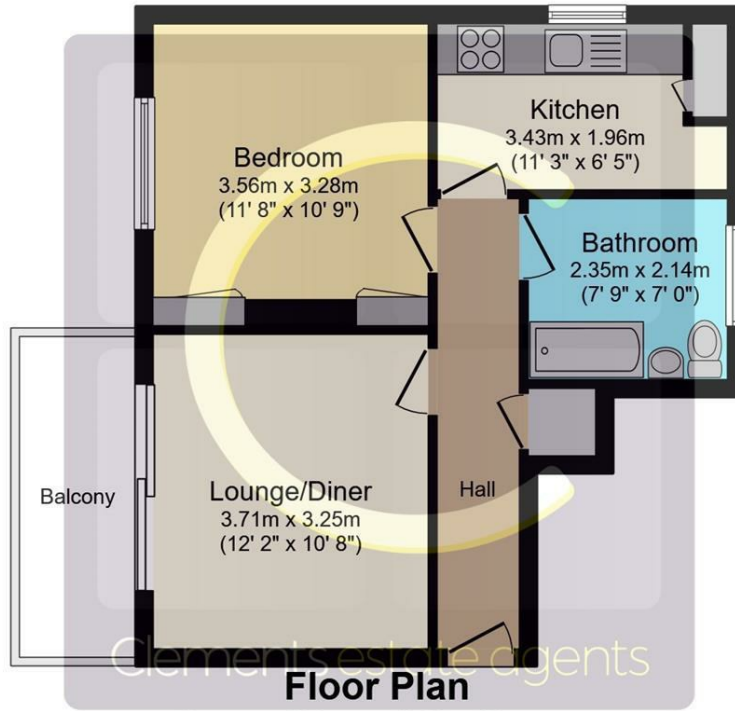
Comprising a panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, frosted double glazed window to rear.

## OUTSIDE



two brick built storage sheds & communal gardens to rear.

# Floor Plan

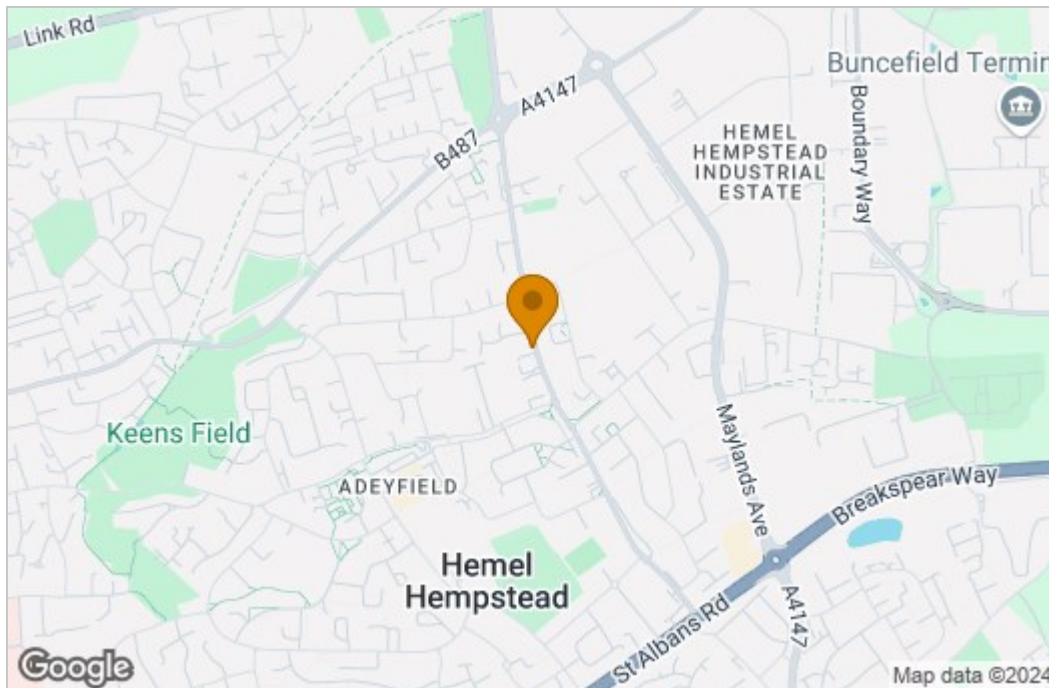


Floor area 43.0 sq.m. (463 sq.ft.) approx

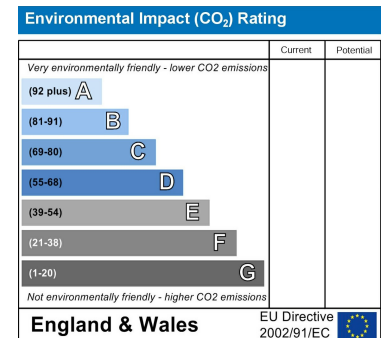
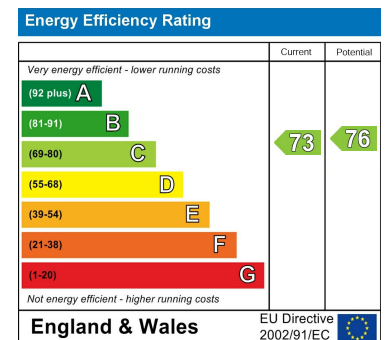
Total floor area 43.0 sq.m. (463 sq.ft.) approx

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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