



**Alexandra Road, Hemel Hempstead, HP2 5BP**  
**Offers In Excess Of £300,000**

Clements are delighted to market this EXCEPTIONAL, TWO DOUBLE BEDROOM (bedroom one currently being used as a 2nd reception room) ground floor maisonette on the door step of the picturesque Old Town. Offering bright, spacious and modern living accommodation this property must be seen to be fully appreciated. Walking distance to good schools and the town centre with all of its amenities. CALL NOW TO BOOK YOUR VIEWING.

## Front



Block paved area with bin store, front entrance door into:

## Living Area



Double glazed window to front aspect, radiator, spotlights to ceiling.

## Kitchen Area



Matching range of wall and base cupboard units with work surfaces over, sink unit, electric oven and hob with extractor over, built in fridge/freezer, washing machine and dishwasher, spotlights to ceiling.

## Bedroom One



Bay fronted double glazed window, radiator.

## Bedroom Two



Two double glazed windows to side aspect, radiator, built in cupboard.

## Bathroom



Bath with mixer taps and shower over, LLWC, heated towel rail, pedestal wash hand basin, spotlights to ceiling, frosted double glazed window to side aspect.

# Floor Plan



## Floor Plan

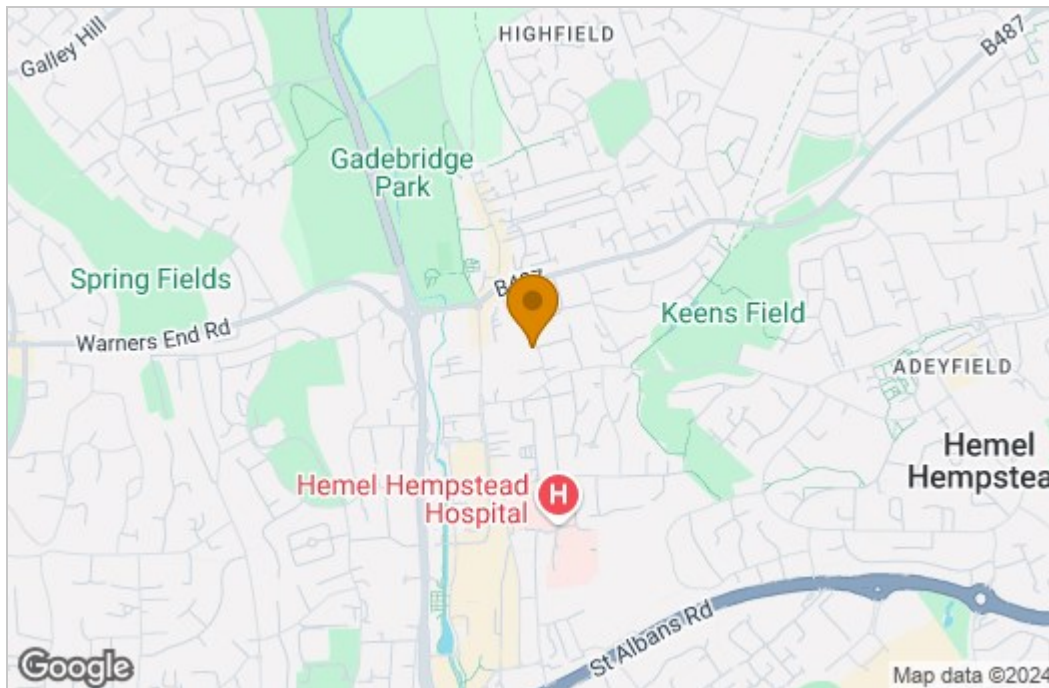
Floor area 45.0 sq.m. (485 sq.ft.)

TOTAL: 45.0 sq.m. (485 sq.ft.)

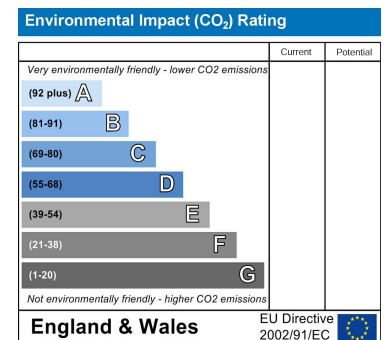
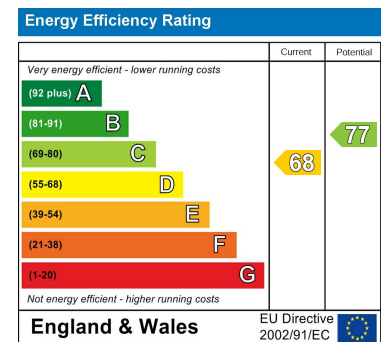
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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