



## Hancroft Road, Hemel Hempstead, HP3 9LJ

### Offers In Excess Of £425,000

A good sized three bedroom staggered terraced home benefiting an excellent range of features including very good decorative order with a modern fitted kitchen, bathroom and shower room. The property also offers spacious room sizes, decorated loft space, well kept gardens, off street parking and a convenient residential location set close to good local schools, amenities and transport links. Viewing Essential!



Clements Estate Agents are delighted to offer this good sized three bedroom staggered terraced home benefiting an excellent range of features including very good decorative order with a modern fitted kitchen, bathroom and shower room. The property also offers spacious room sizes, decorated loft space, well kept gardens, off street parking and a convenient residential location set close to good local schools, amenities and transport links.

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

#### **ENTRANCE HALLWAY**

Well decorated with stairs leading to the first floor and an under stairs recess, window to the front, panelled radiator, fitted carpet, doors to:-

#### **SHOWER ROOM**



A modern shower room with a walk in shower cubicle, low level wc, wash hand basin, window to front, part tiled walls and floor.

#### **LOUNGE/DINER 17'1" x 12'5" (5.21m x 3.78m)**



A bright well decorated room with double glazed french doors to rear leading on to the garden, a feature wall mounted gas fire, TV point, coved ceiling, panelled radiator, built in cupboard.

#### **KITCHEN/BREAKFAST ROOM 11'10" x 9'7" (3.61m x 2.92m)**



A modern fitted kitchen comprising a range of wall and floor mounted units with glass display cabinets, roll top work surfaces with a sink with drainer and mixer taps, gas cooker point, space and integrated washing machine and dishwasher, wall mounted boiler, part tiled walls, double glazed window to front and door to side, panelled radiator.

#### **FIRST FLOOR LANDING**

Well decorated with doors to the bedrooms and the bathroom, double glazed window to the side, walk in airing cupboard, entrance to the loft with pull down loft ladder, fitted carpet.



**LOFT SPACE 19'5 x 10'8 (5.92m x 3.25m)**



Well decorated with fitted carpet & built in storage

**BEDROOM ONE 13'3" x 11'1" (4.04m x 3.38m)**



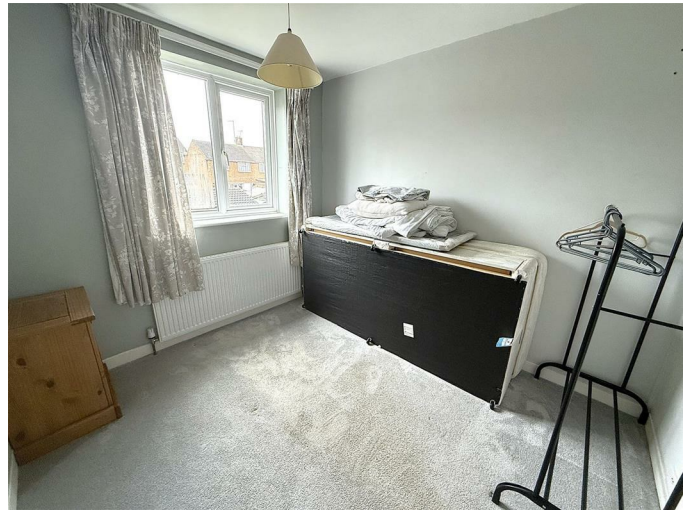
Well decorated with a double glazed window to rear, built in wardrobes, fitted carpet, coved ceiling, panelled radiator.

**BEDROOM TWO 11'6" x 11'1" (3.51 x 3.38)**



Double glazed window to front, fitted carpet, panelled radiator.

**BEDROOM THREE 9'3" x 8'3" (2.82 x 2.51)**



Double glazed window to rear, fitted carpet, panelled radiator.



### **BATHROOM 7'3 x 6'2 (2.21m x 1.88m)**



Comprising a panel enclosed bath, low level wc, wash hand basin, panelled radiator, frosted window to rear, part tiled walls, coved ceiling, fitted carpet.

### **OUTSIDE**



### **FRONT GARDEN**



A good sized front garden with off street parking for several cars, lawned area with a pathway to front door and access to side.

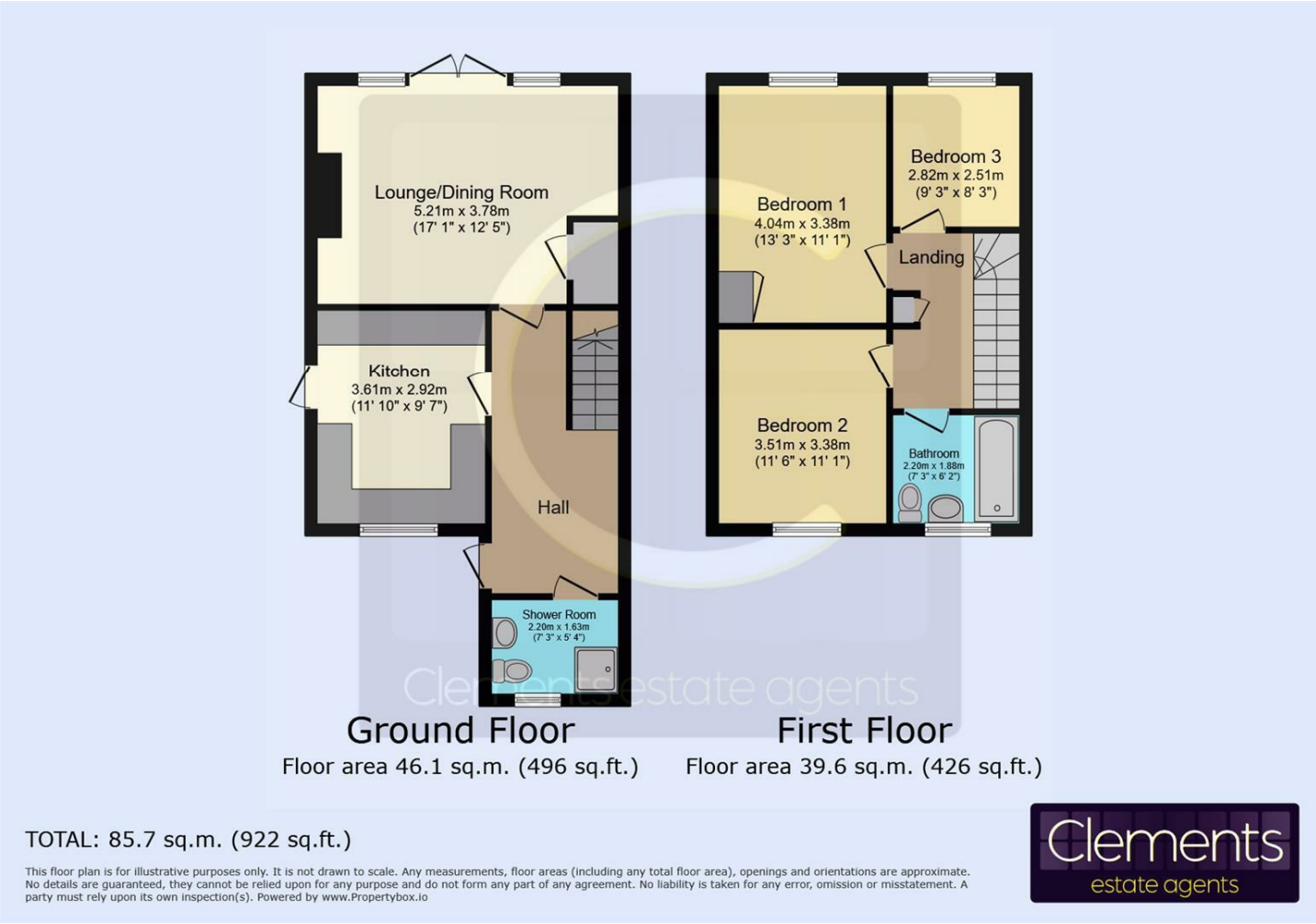
### **REAR GARDEN**



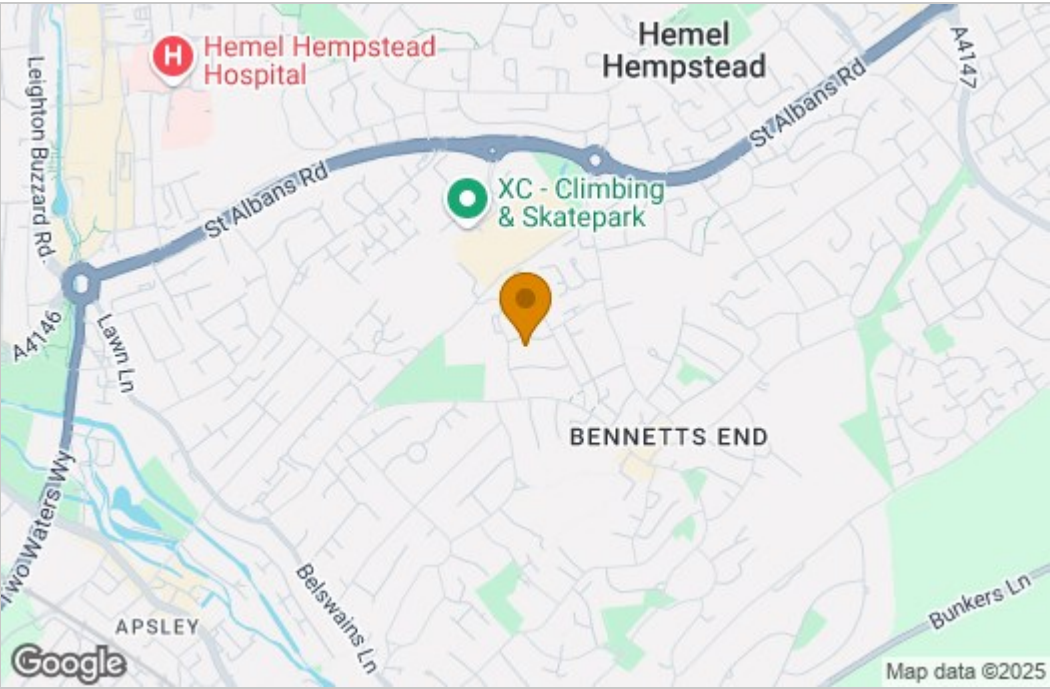
A good sized well kept garden with a patio area, access to side, a mainly laid to lawn area with flower and shrub borders, leading to a further enclosed area with a wooden shed and artificial lawned area to rear, fence enclosed.



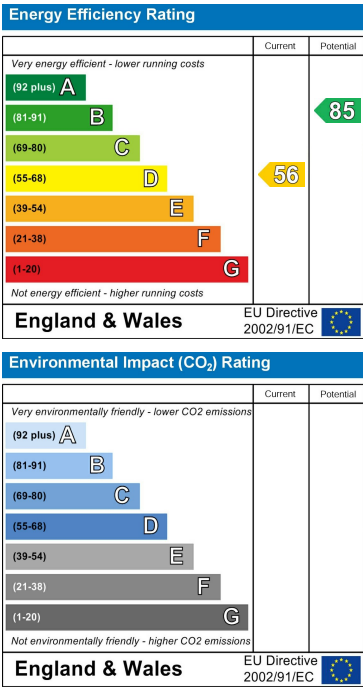
Floor Plan



Area Map



Energy Efficiency Graph



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