



## Chambersbury Lane, Hemel Hempstead, HP3 8AY

### **£525,000**

Clements are delighted to market this fantastic three bedroom semi detached house situated in Nash Mills within easy reach of local amenities, good schools and Aspley Train Station. The property is in good condition throughout and offers extension potential (STPP). Comprising: Driveway parking for numerous cars, entrance hallway, living room, dining area, kitchen, three bedrooms and family bathroom with En-suite to master bedroom as well as a fully enclosed rear garden. VIEWING STRONGLY ADVISED.



### Front

Block paved driveway for numerous vehicles, side access gate, storm porch to:

### Entrance Hallway 12'05 x 5'08 (3.78m x 1.73m)

Two frosted double glazed windows to front aspect, wood laminate flooring, radiator, doors to living room and kitchen, stairs to first floor and understairs storage cupboard.

### Living Room 11'01 x 11'01 (3.38m x 3.38m)



Double glazed bay window to front aspect, coving to ceiling, radiator.

### Dining Area 11'10 x 11'02 (3.61m x 3.40m)



Double glazed window to rear aspect, double glazed French doors to rear garden.

### Kitchen 8'08 x 6'01 (2.64m x 1.85m )



Matching range of wall and base cupboard units with work surfaces over, radiator, sink drainer unit with splash back tiling, brand new appliances including oven with hob and extractor hood over, integral washing machine, dishwasher and fridge freezer.

### Landing

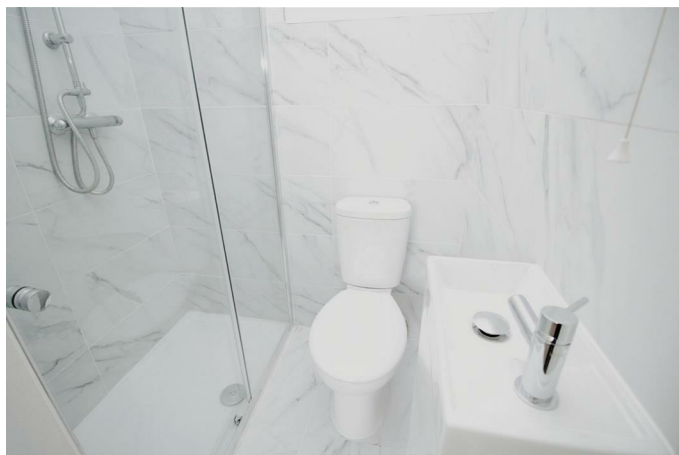
Stairs from ground floor, frosted double glazed window to side aspect, loft access, doors to all bedrooms and bathroom.

### Bedroom One 10'04 x 13'04 into bay window (3.15m x 4.06m into bay window)



Double glazed bay window to front aspect, radiator.

### En-Suite Shower



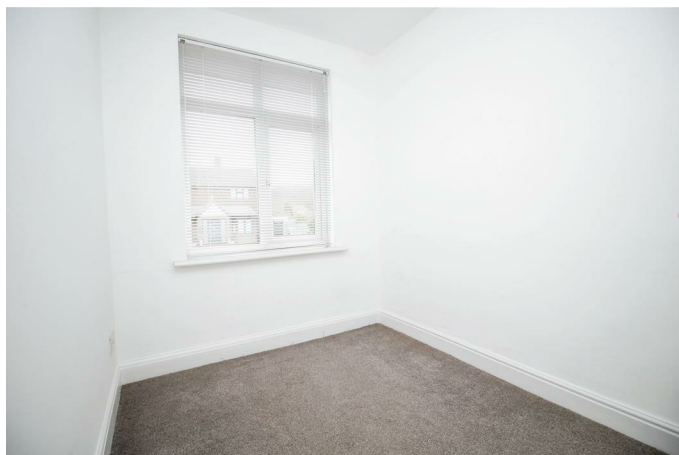
Brand newly fitted en suite with shower cubicle, LLWC, part tiled walls.

**Bedroom Two 10'06 min x 8'01 min (3.20m min x 2.46m min)**



Double glazed window to rear aspect, radiator.

**Bedroom Three 8'11 x 6'06 (2.72m x 1.98m)**



Double glazed window to front aspect.

### Bathroom 6'01 x 6'05 (1.85m x 1.96m)



Frosted double glazed window to rear aspect, LLWC, corner bath unit, pedestal wash hand basin, radiator.

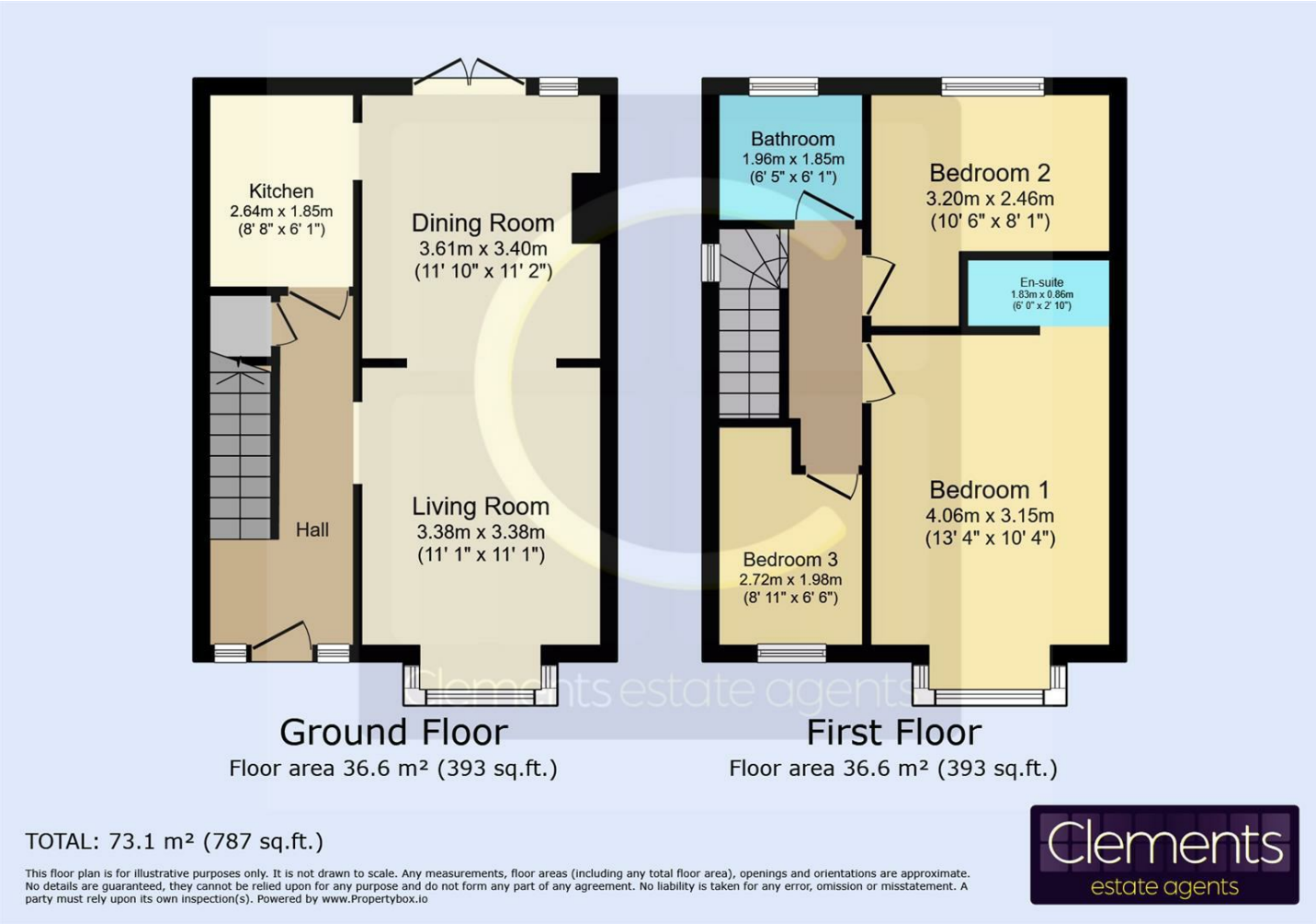
### Rear Garden



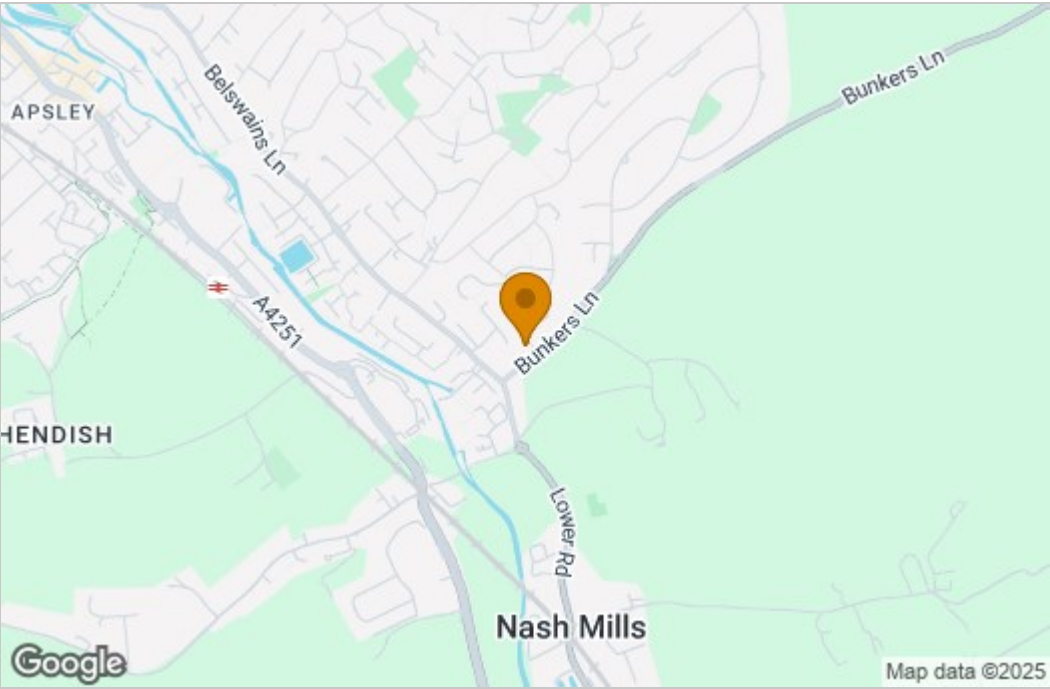
Fully enclosed garden with patio and lawn areas.



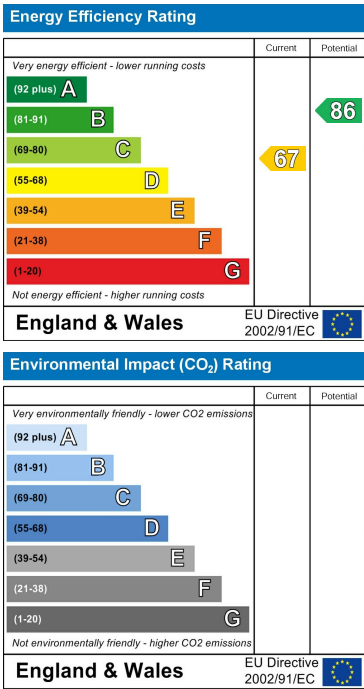
Floor Plan



Area Map



Energy Efficiency Graph



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