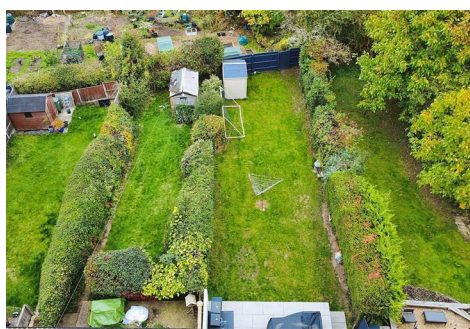




Chambersbury Lane, Hemel Hempstead, HP3 8AZ

Offers In Excess Of £415,000

Located in highly sought after Nash Mills is this well presented family home close to highly regarded schooling and local amenities. Updated by the current owners the Ground floor accommodation comprises an entrance hall with stairs to the first floor and leading to the dual aspect living/dining room. There is a modern fitted kitchen, arranged with a range of units, coordinating work surfaces, space and plumbing for white goods and opening to the very useful utility room offering excellent storage space which can also be accessed from the hallway.

The first floor boasts a landing with loft access and doors to three well proportioned bedrooms and the recently refitted family bathroom and separate WC arranged with a white suite and chrome fittings. Externally, the South East facing rear garden is a particular feature of the property being approximately 100ft and attractively arranged with a patio seating area enjoying beautiful far reaching views, steps down to a large lawn, a shed. To the front of the property is a further garden area and ample communal parking is close at hand. Offered with the benefits of gas central heating, double glazing and attractive decor throughout, an internal viewing is highly recommended.

Situated within easy reach of Apsley Marina with its restaurants and coffee shops and Hemel Hempstead town centre with its Malls of Riverside and The Marlowes offering a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the Apsley mainline railway station offers a fast and frequent service to London Euston.

Entrance Hall

Living/Dining Room 20'2 x 11'7 (6.15m x 3.53m)



Bedroom Three 11'1 x 6'2 (3.38m x 1.88m)

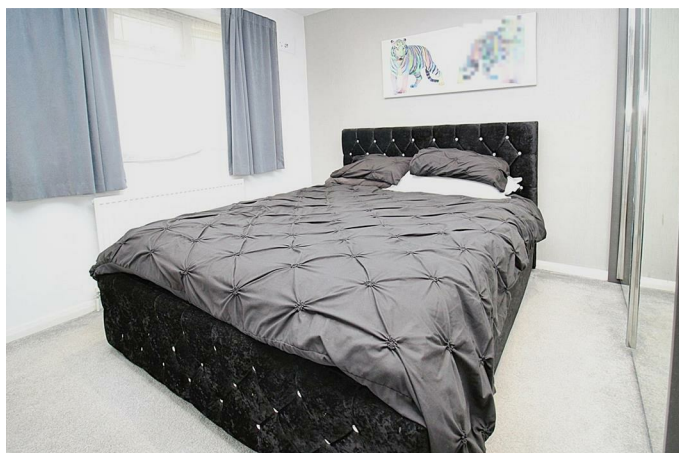


Fitted Kitchen 11'8 x 8'10 (3.56m x 2.69m)

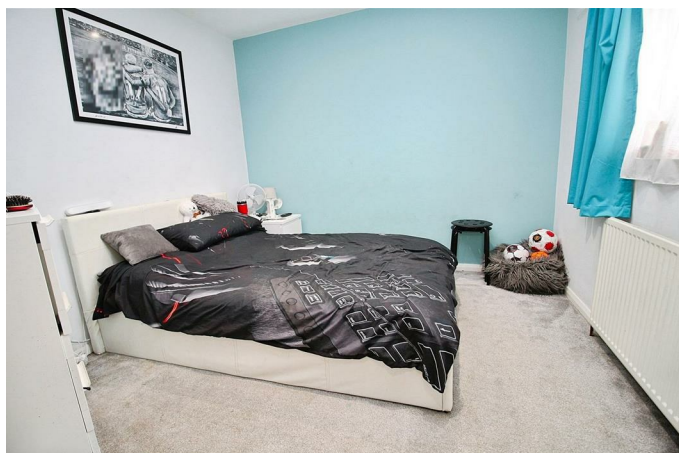
Utility Room 11'0 x 6'0 (3.35m x 1.83m)

Landing

Bedroom One 11'8 x 10'9 (3.56m x 3.28m)



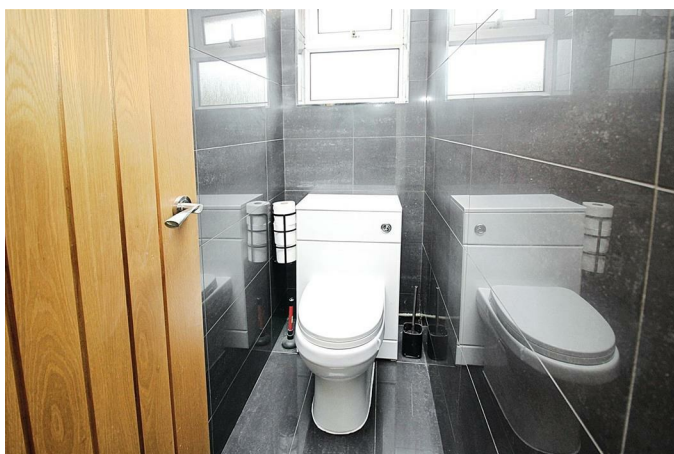
Bedroom Two 13'1 x 9'5 (3.99m x 2.87m)



Bathroom



Separate WC



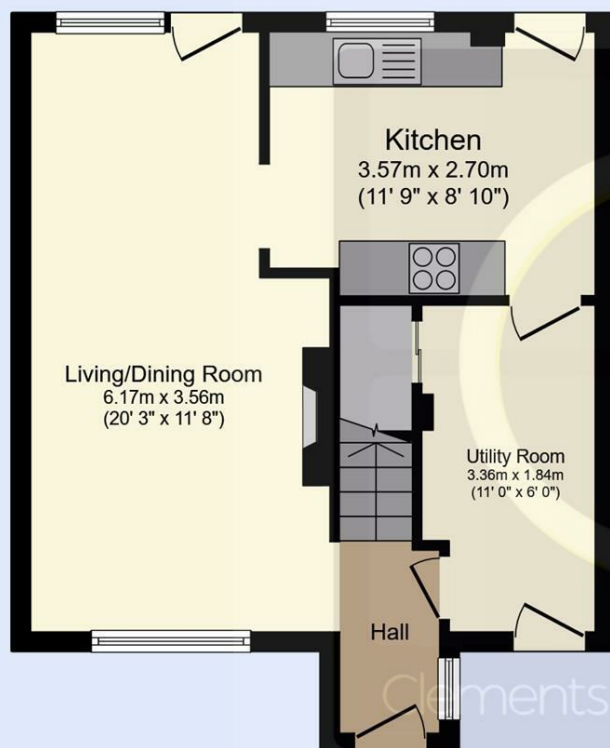
Front Garden



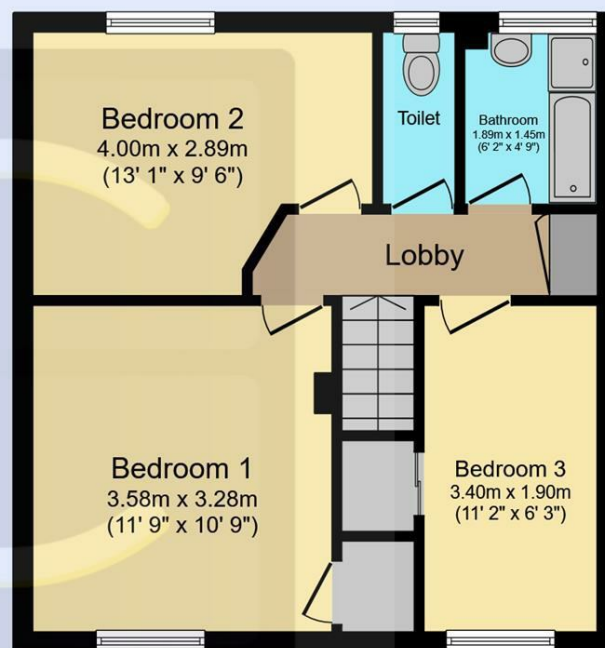
Rear Garden



Floor Plan



Ground Floor

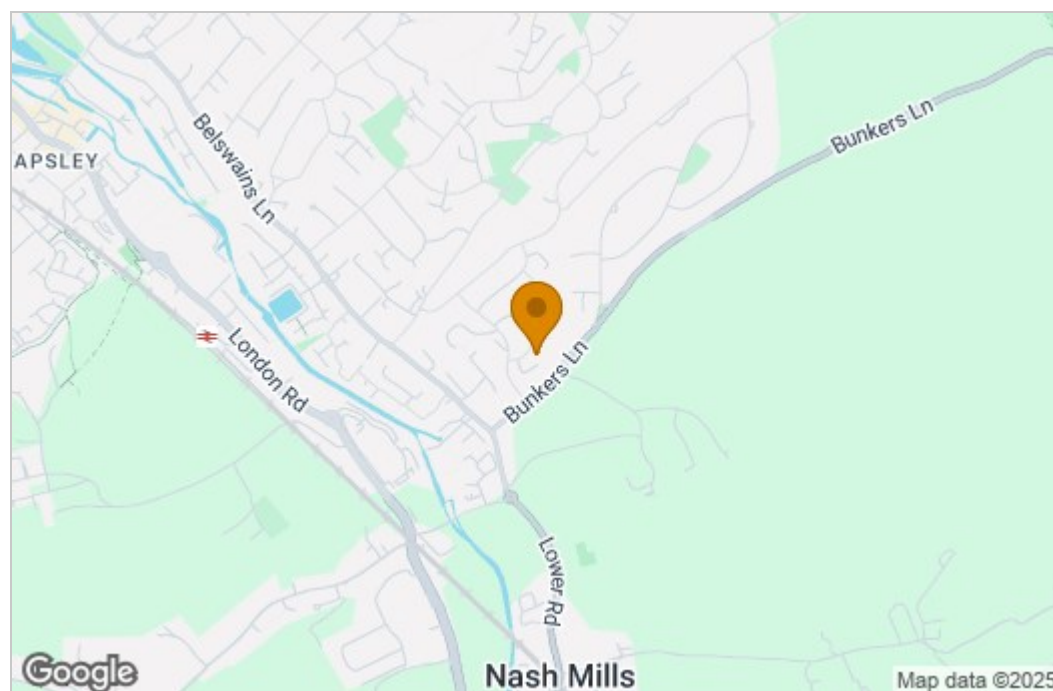


First Floor

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		72	87

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			

England & Wales

EU Directive
2002/91/EC



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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