



Newfield Lane, Hemel Hempstead, HP2 4DY
Offers Over £525,000

Clements are truly delighted to offer to the market this greatly EXTENDED three DOUBLE bedroom End of Terrace family home offering a superb range of features including very large open plan living accommodation with a large kitchen and beautifully designed outside office / cinema room. Other benefits include three large bedrooms including a character vaulted ceiling in the master bedroom, bathroom with separate WC, additional downstairs cloakroom, utility room, well kept gardens and all set within a popular residential location close to good local shops, schools and amenities. VIEWING ESSENTIAL!

A greatly EXTENDED three DOUBLE bedroom End of Terrace family home offering a superb range of features including very large open plan living accommodation with a large kitchen and outside office / cinema room. Other benefits include three large bedrooms including a large master bedroom with character vaulted ceiling, bathroom with separate WC, additional downstairs cloakroom, large utility room, well kept gardens and a popular residential location close to good local shops and amenities.

FRONT DOOR TO :

ENTRANCE HALLWAY

Well decorated with a tiled floor, wall mounted radiator, door opening in to the Kitchen / Breakfast Area and door to :

CLOAKROOM

A modern cloakroom with a low level WC, wall mounted wash hand basin, tiled splash back and flooring, wall mounted radiator.

LOUNGE AREA 15'10 x 11'4 (4.83m x 3.45m)

A lovely very well decorated room with a large feature cast iron fireplace, double glazed window to front, TV point, wooden flooring, wall mounted radiator, leading to :

DINING AREA 13'7 x 11'0 (4.14m x 3.35m)

A well decorated bright Dining Room with double glazed patio doors to rear leading on to the garden, a character vaulted ceiling with feature skylight window, breakfast bar, wooden flooring, leading to :

KITCHEN / BREAKFAST ROOM 28'3 x 10'7 max (8.61m x 3.23m max)

An excellent range of modern Oak wall and floor mounted units with wooden work surfaces and inset 'Butler' style sink with mixer taps, built in eye level double oven and microwave, gas hob with extractor hood over, integrated dishwasher, space for an American style fridge freezer, double glazed window to rear, part tiled walls and tiled flooring, built in breakfast area, wall mounted radiator, stairs leading to the first floor with a door to a large under stairs cupboard beneath, door to :

UTILITY ROOM 25'1 x 6'3 (7.65m x 1.91m)

Comprising fitted work surfaces with plumbing and space for a washing machine and tumble dryer beneath, wall mounted boiler, double glazed window to the front and a further door to rear leading on to the rear garden.

FIRST FLOOR LANDING

Well decorated with fitted carpet, doors to the bedrooms, bathroom and WC, entrance to the loft.

BEDROOM ONE 12'11 x 11'4 (3.94m x 3.45m)

A lovely well decorated master bedroom with high vaulted ceilings with a skylight window, further double glazed window to rear over looking the garden, fitted carpet, wall mounted radiator.

BEDROOM TWO 11'7 x 10'5 (3.53m x 3.18m)

Well decorated with a double glazed window to front, large built in wardrobes, fitted carpet, wall mounted radiator.

BEDROOM THREE 12'8 x 8'6 (3.86m x 2.59m)

Double glazed window to the front, wall mounted radiator, fitted carpet.

BATHROOM

A modern bathroom suite comprising a panel enclosed bath with central mixer tap and a wall mounted shower and fitted shower screen, pedestal wash hand basin, heated towel rail, tiled walls, laminate wood flooring, frosted double glazed window to rear.

WC

Comprising a low level WC, double glazed window to side, part tiled walls and flooring.

OUTSIDE

FRONT GARDEN

Feature hardstanding and gravelled areas to front, access to the front door.

REAR GARDEN

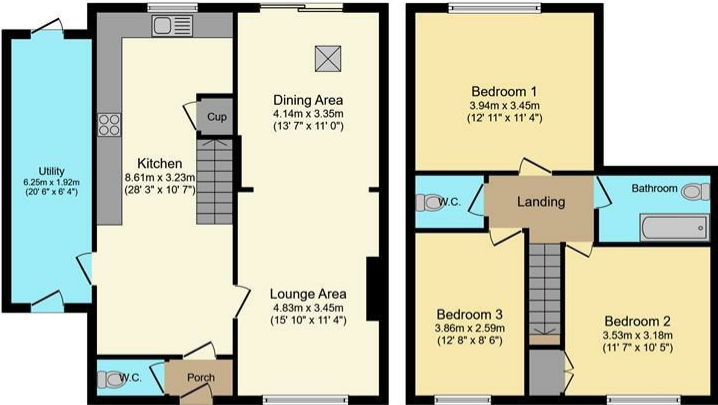
A good sized patio area leading to a mainly laid to lawn garden, fence enclosed with various bushes and shrubs. Leading to :

OFFICE / CINEMA ROOM 25'6 x 12'3 (7.77m x 3.73m)

A real feature of the property offering superb

well decorated flexible accommodation currently used as a cinema room with bar area. Double glazed windows and French doors to front on to the garden.

Floor Plan



Ground Floor

Floor area 73.0 sq. m. (786 sq. ft.) approx

First Floor

Floor area 52.8 sq. m. (568 sq. ft.) approx



Studio

Floor area 29.0 sq. m. (312 sq. ft.) approx

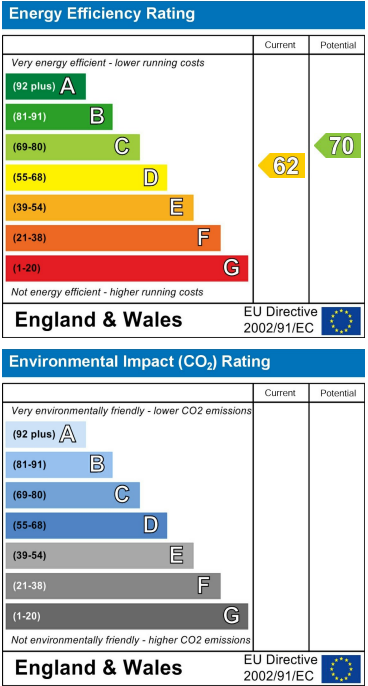
Total floor area 154.8 sq. m. (1,666 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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