



Acorn Road, Hemel Hempstead, HP3 8DP
Asking Price £350,000

Clements are delighted to market this stunning TWO DOUBLE BEDROOM terraced home with designated OFF STREET PARKING directly at the back of the rear garden. The property is ideally situated close to major road links including the M1 and M25 as well as being within walking distance of local amenities and Jarman Park. The house is well proportioned with a nice size living room and generous Kitchen/Breakfast room as well as a larger than average bathroom, all presented in good condition. Good infant/junior and secondary schools can also be found within walking distance making this property a must see.

Front

Garden with single path leading to front entrance door into:

Entrance Hallway 11'04 x 5'11 (3.45m x 1.80m)



Wood laminate flooring, doors to living room and kitchen/breakfast room, radiator, stairs to first floor with under stairs storage cupboard.

Living Room 12'00 x 10'09 (3.66m x 3.28m)



Double glazed window to front aspect, radiator, fireplace (boarded up).

Kitchen/Breakfast Room 17'01 x 9'02 (5.21m x 2.79m)



Matching range of wall and base cupboard

units with work surfaces over, stainless steel sink drainer unit with splash back tiling, gas oven and hob with extractor over, space for washing machine and dishwasher, spotlights to ceiling, radiator, tiled flooring, double glazed window to rear aspect, double glazed French doors to rear garden.

Landing

Stairs from ground floor, doors to both bedrooms and bathroom.

Bedroom One 12'00 x 9'01 (3.66m x 2.77m)



Double glazed window to front aspect, radiator, built in cupboard over stairs and built in wardrobes.

Bedroom Two 12'04 x 8'07 (3.76m x 2.62m)



Double glazed window to rear aspect, radiator.

Bathroom 8'10 x 8'10 (2.69m x 2.69m)

Frosted double glazed window to rear aspect, LLWC, radiator, corner bath unit with shower over, loft access.

Rear Garden



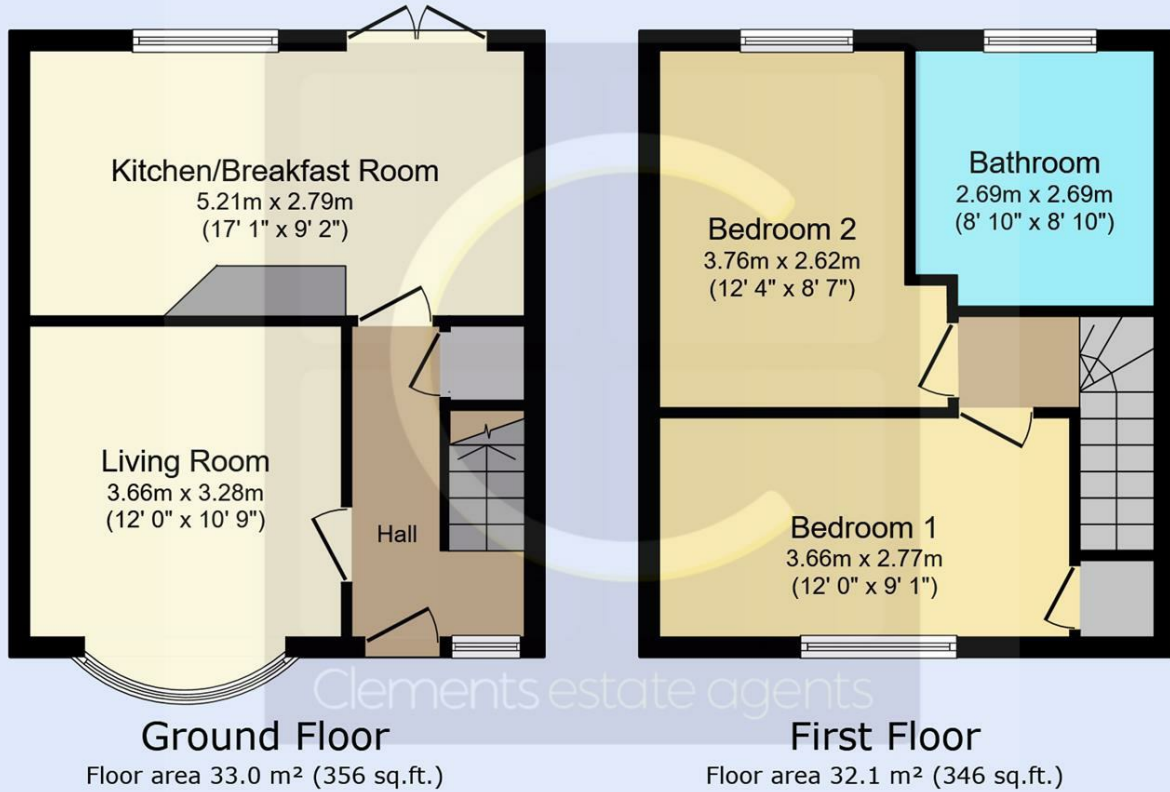
Fully enclosed rear garden mainly laid to lawn with decking area to near side, single path leading to brick built shed and rear access gate.

Parking



Designated off street parking is at the rear of the house next to the rear garden access gate.

Floor Plan



TOTAL: 65.2 m² (702 sq.ft.)

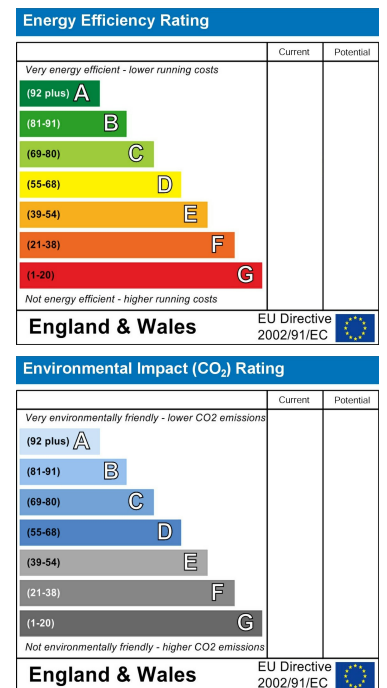
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

45 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LD
 Tel: 01442 214151 Email: sales@clementsstateagents.co.uk <https://www.clementsstateagents.co.uk>