



Clements estate agents



## Lower Sales, Hemel Hempstead, HP1 2AH Offers In Excess Of £350,000

Located in a Cul de Sac is this fantastic terraced house on the Boxmoor/Chaulden borders and offered with the benefit of no upper chain. The property has two double bedrooms, a 17'0 modern fitted kitchen/diner, gas central heating, double glazing, contemporary bathroom and front and rear gardens.

Situated within easy reach of the local shops and amenities, Hemel Hempstead town centre, Boxmoor Village, Hemel Hempstead's main line train station which is only 30 minutes into London Euston and the M1, M25 and A41 road links.

Nestled in the charming area of Lower Sales, Chaulden, this delightful two-bedroom terraced home offers a perfect blend of comfort and convenience. Spanning an inviting 753 square feet, the property features a spacious reception room that welcomes you into the heart of the home.

The modern fitted kitchen/diner, measuring an impressive 17 feet, is ideal for both cooking and entertaining, providing a warm and inviting space for family meals or gatherings with friends. The two double bedrooms are generously sized, ensuring ample space for relaxation and rest.

This property benefits from gas central heating and double glazing, ensuring a cosy atmosphere throughout the colder months. Situated in a peaceful cul-de-sac, it offers a tranquil living environment, free from the hustle and bustle of busy roads. Additionally, the absence of an upper chain makes for a smooth and straightforward purchasing process.

Conveniently located, this home is within easy reach of Hemel Hempstead station, providing excellent transport links for commuters. The nearby Boxmoor village adds to the appeal, offering a selection of local shops, cafes, and parks, perfect for leisurely strolls or weekend outings.

This terraced house is an excellent opportunity for first-time buyers or those looking to downsize, combining modern living with a prime location. Do not miss the chance to make this lovely property your new home.

### **Entrance Hall**

### **Lounge 13'8 x 13'0 (4.17m x 3.96m)**



### **Modern Fitted Kitchen/Diner 17'0 x 8'11 (5.18m x 2.72m)**



### **Landing**



**Bedroom One 14'9 max x 9'2 (4.50m max x 2.79m)**



**Bedroom Two 13'0 x 8'10 (3.96m x 2.69m)**

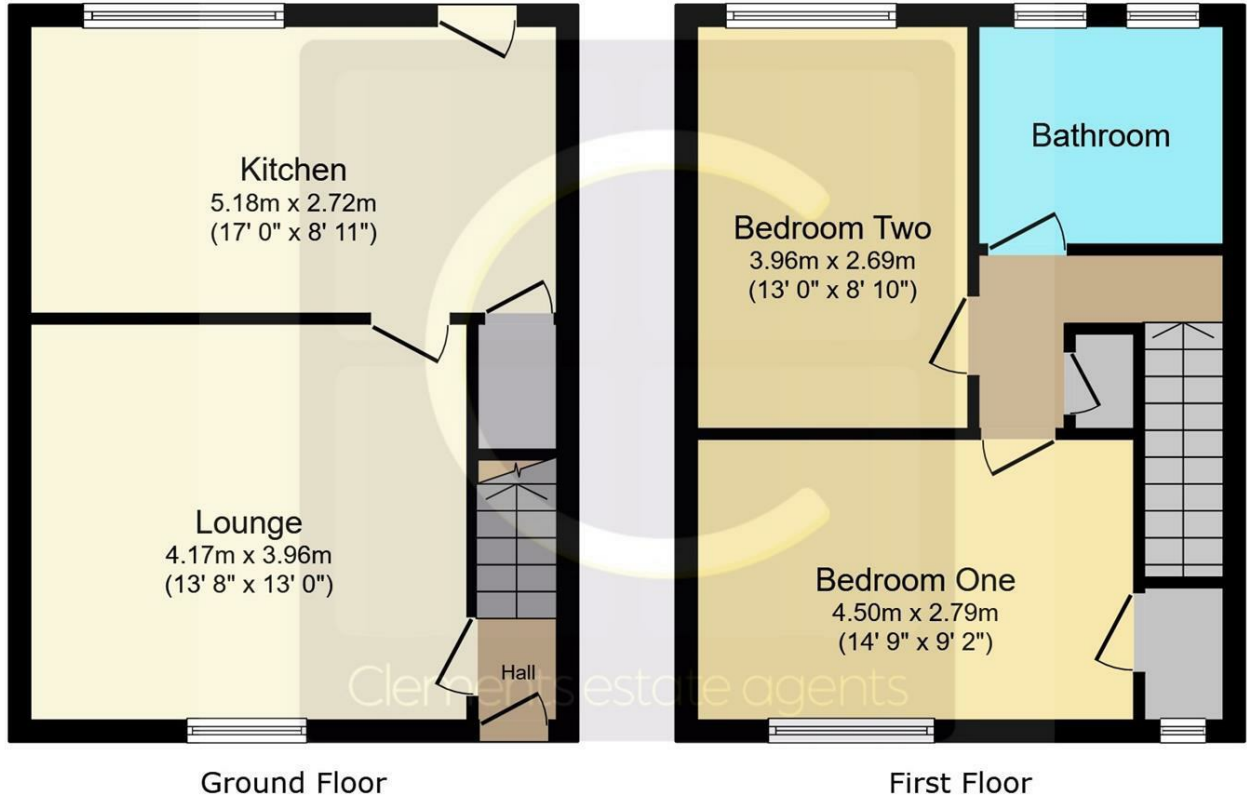


**Bathroom**



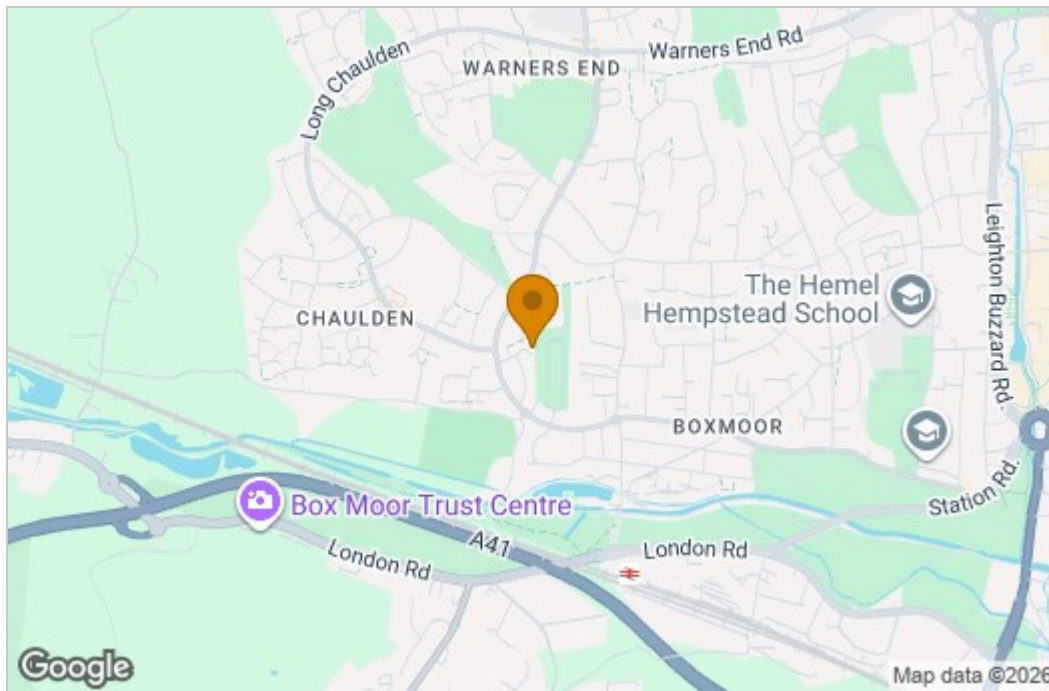
**Rear Garden**

# Floor Plan

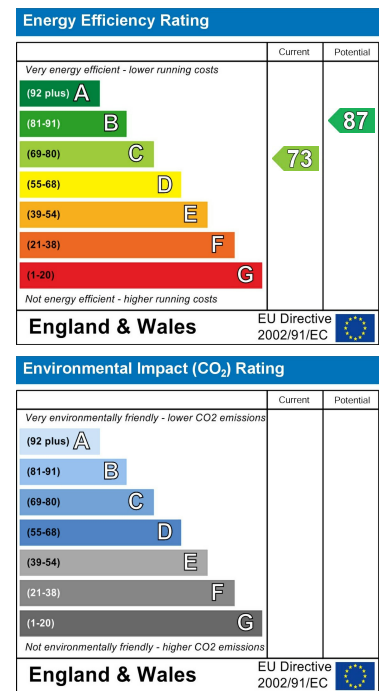


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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