



Clements estate agents



## Imperial Way, Hemel Hempstead, HP3 9FJ

**£560,000**

Public Notice

5th February 2026

18 Imperial Way, Hemel Hempstead, HP3 9FJ

We advise that an offer has been made for the above property in the sum of £540,000.

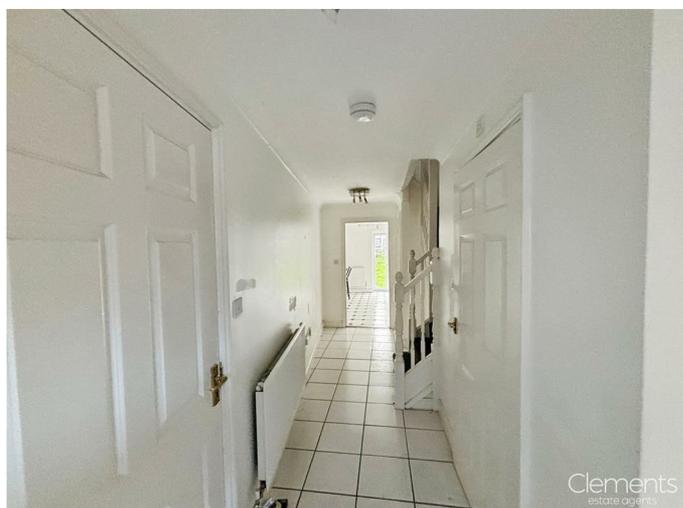
Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

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01442 214151

Situated in this highly sought after canal side development is this spacious townhouse. Boasting four bedrooms, en suites to master bedroom and bedroom two, 19'0 kitchen/breakfast room, utility room, downstairs cloakroom, 16'7 lounge, gas central heating, double glazing, off road parking, garage and is being sold with the benefit of no upper chain.

Located in Apsley Lock with its local shop, restaurants, coffee shops and within easy reach of Apsley mainline station with access to London Euston within 28 minutes and the M1, M25 and A41 road links.

### Entrance Hall



Front door, tiled floor, storage cupboard, coving, radiator, under stairs cupboard and door to garage.

### Cloakroom

Low level wc, pedestal wash hand basin, extractor fan, tiled floor and radiator.

### Kitchen/Breakfast Room 19'0 x 12'3 (5.79m x 3.73m )



Fitted kitchen with wall and base units and work surfaces to compliment, stainless steel sink with drainer and mixer tap, tiled splash backs, gas hob with cooker hood over, electric oven, plumbing for dishwasher, breakfast bar, tiled flooring, double glazed window and door to garden.

### Utility Room 9'1 x 4'9 (2.77m x 1.45m)



Base units with work surfaces to compliment, stainless steel two bowl sink with mixer tap, plumbing for washing machine, tiled splashbacks, radiator and tiled floor.

## First Floor Landing



Coved and stairs to second floor.

## Lounge 16'7 x 14'6 (5.05m x 4.42m)



Two double glazed windows, two radiators, coving and TV point.

## Bedroom Three 12'2 x 9'6 (3.71m x 2.90m)



Double glazed window and radiator

## Bedroom Four 12'5 x 9'0 (3.78m x 2.74m)



Double glazed window and radiator.

## Bathroom

Panelled bath with mixer tap and shower attachment, wash hand basin, low level wc with hidden cistern, part tiled and radiator.

## Second Floor Landing

Loft access, airing cupboard and radiator.

## Bedroom One 19'3 x 12'6 (5.87m x 3.81m)



Two double glazed windows and two radiators.

### En Suite



Panelled bath with mixer tap, shower cubicle, low level wc with hidden cistern, wash hand basin, radiator, extractor fan and part tiled.

**Bedroom Two 13'10 max x 12'4 max (4.22m max x 3.76m max)**



Two double glazed windows, two radiators and fitted wardrobes.

### En Suite

Double glazed window, shower cubicle, pedestal wash hand basin, low level wc with hidden cistern, radiator, part tiled walls and tiled flooring.

### Front

Paved with off road parking/

### Rear Garden



Laid to lawn.

**Garage 18'5 x 8'9 (5.61m x 2.67m)**

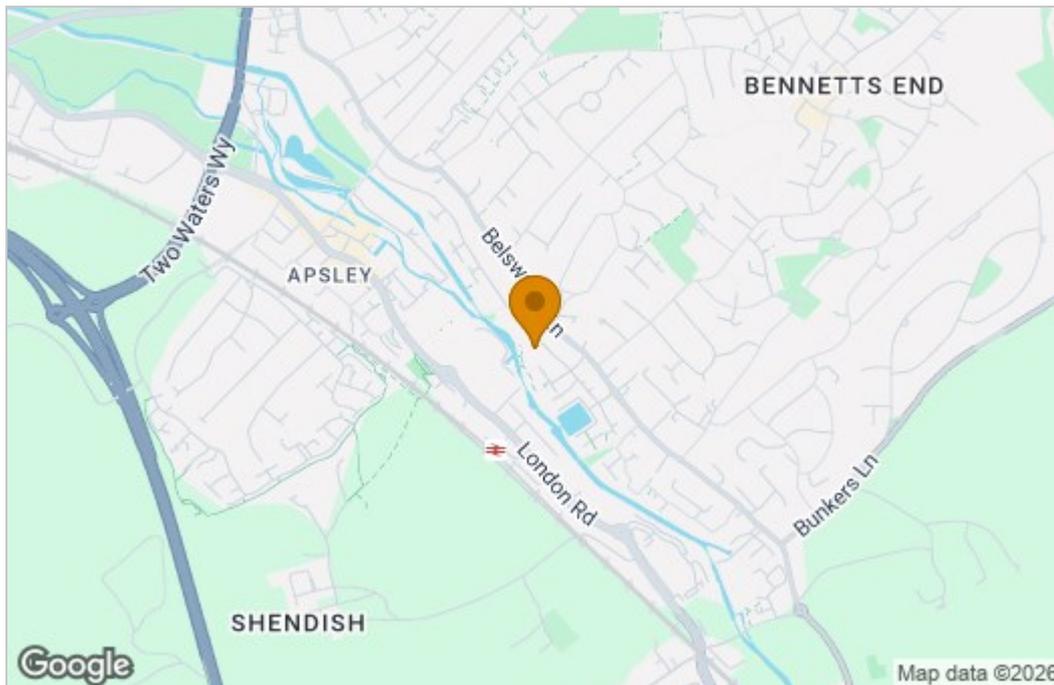
# Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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