



Clements estate agents



## High Street Green, Hemel Hempstead, HP2 7AJ Offers In Excess Of £450,000

Dating back to 1873 is this very well presented character end of terrace flint cottage. Boasting two double bedrooms, dual aspect 21'5 lounge/diner, conservatory, fitted kitchen, modern bathroom suite, double glazing, gas central heating, off road parking and garage. There is also a 100ft plus rear garden which features a summer house with power and light, providing a versatile space that can be used as a home office or studio and three further sheds.

Situated within easy reach of Hemel Hempstead town centre with all of its shops, restaurants, leisure facilities, Hemel Hempstead train station and the M1, M25 and A41 road links.

### Entrance Porch

Front door and double glazed window.

### Lounge/Diner 21'5 x 13'6 (6.53m x 4.11m)



Two double glazed windows, two radiators, TV point, storage cupboard, feature fireplace and stairs to first floor.

### Kitchen 8'11 x 6'3 (2.72m x 1.91m)



Fitted kitchen with wall and base units and work surfaces to compliment, stainless steel sink with mixer taps, drainer and tiled splash backs, central heating boiler, gas hob with cooker hood over, electric oven and plumbing for washing machine.

### Conservatory 9'8 x 7'00 (2.95m x 2.13m)



Double glazed windows, double glazed door to garden, tiled flooring and radiator.

### Landing

Double glazed window, radiator, built in storage cupboard and stairs to main bedroom.

### Bedroom Two 13'1 x 11'0 (3.99m x 3.35m )



Double glazed window and radiator.

## Bathroom



Double glazed window, panelled bath with mixer taps and shower over, low level wc, pedestal wash hand basin, low level wc, part tiled and heated towel rail.

## Bedroom One 15'0 x 11'11 (4.57m x 3.63m)



Stairs form first floor landing, two velux windows, radiator, feature leaded window and built in cupboard.

## Front Garden

Paved for off road parking.

## Rear Garden



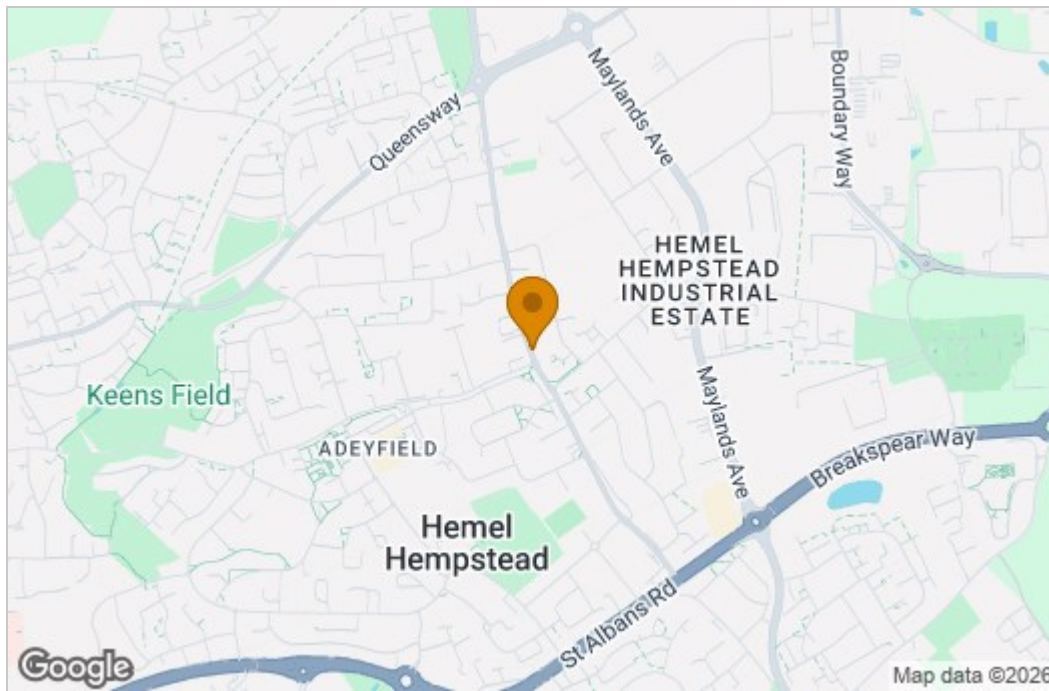
Laid to lawn with flower and shrub borders, patio area, pebbled area, three bespoke storage sheds and summerhouse with light and power.

## Garage

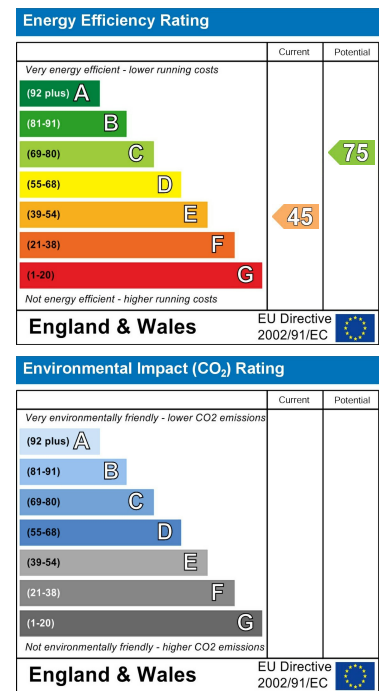
# Floor Plan



# Area Map



# Energy Efficiency Graph



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