# Winifred Road, Hemel Hempstead, HP3 9DX

## £500,000

Clements are delighted to offer this delightful semi-detached house offers a perfect blend of character and modern comfort. Boasting original features that add to its unique charm and made to measure shutters throughout, this property is an ideal choice for those seeking a home with personality. Located in sought after Apsley and within easy reach of both Hemel Hempstead and Apsley mainline stations with access to London Euston Station and the M1, A41 and M25 road links. Apsley centre is also nearby with its numerous shopping and restaurant facilities and Hemel Hempstead town centre is also close by.

# Entrance Hall

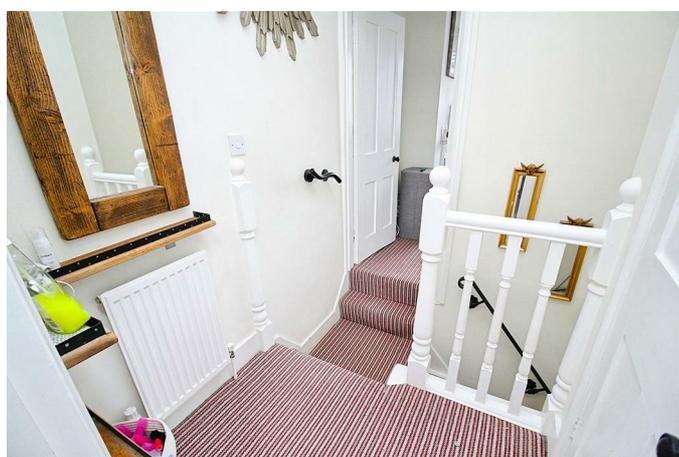## Lounge 12'9 max x 10'9 max (3.89m max x 3.28m max)
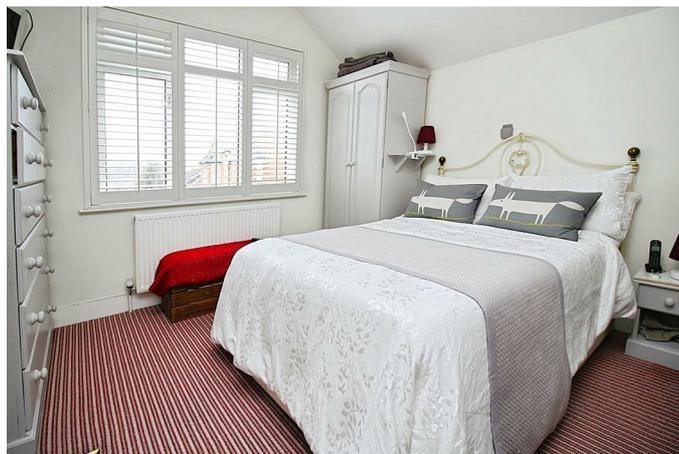


## Dining Room 11'10 x 10'9 (3.61m x 3.28m)



## Fitted Kitchen 13'9 x 6'6 (4.19m x 1.98m)



# Cloakroom



# Landing



## Bedroom One 13'1 max x 10'9 max (3.99m max x 3.28m max)

## Bedroom Two 10'10 max x 8'1 max (3.30m max x 2.46m max)



## Bathroom



## Front Garden
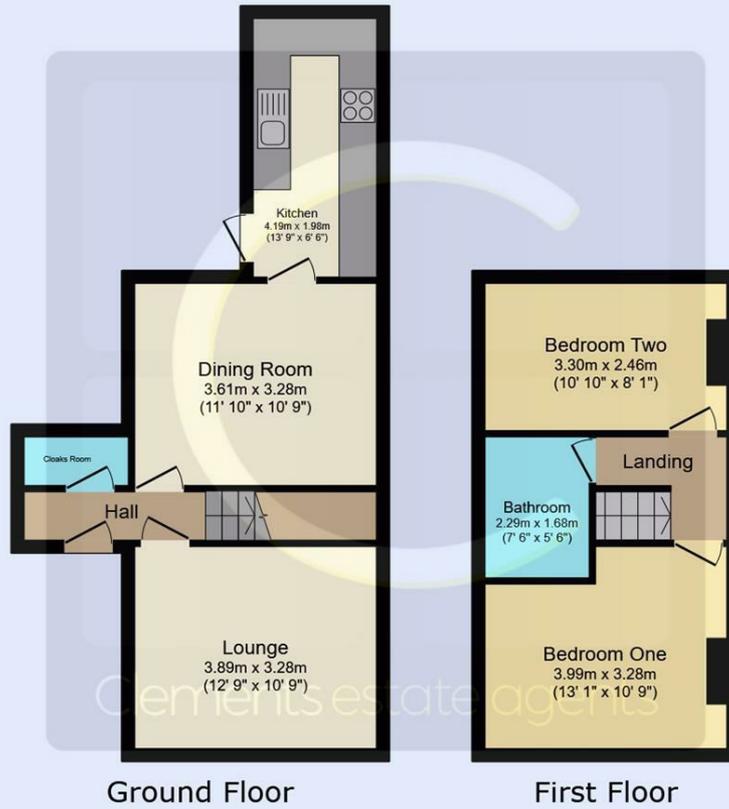
## Veranda



## Rear Garden

# Floor Plan

**Kitchen**
4.19m x 1.98m
(13' 9" x 6' 6")

**Dining Room**
3.61m x 3.28m
(11' 10" x 10' 9")

**Bedroom Two**
3.30m x 2.46m
(10' 10" x 8' 1")

**Landing**

Cloaks Room

**Bathroom**
2.29m x 1.68m
(7' 6" x 5' 6")

**Hall**

**Lounge**
3.89m x 3.28m
(12' 9" x 10' 9")

**Bedroom One**
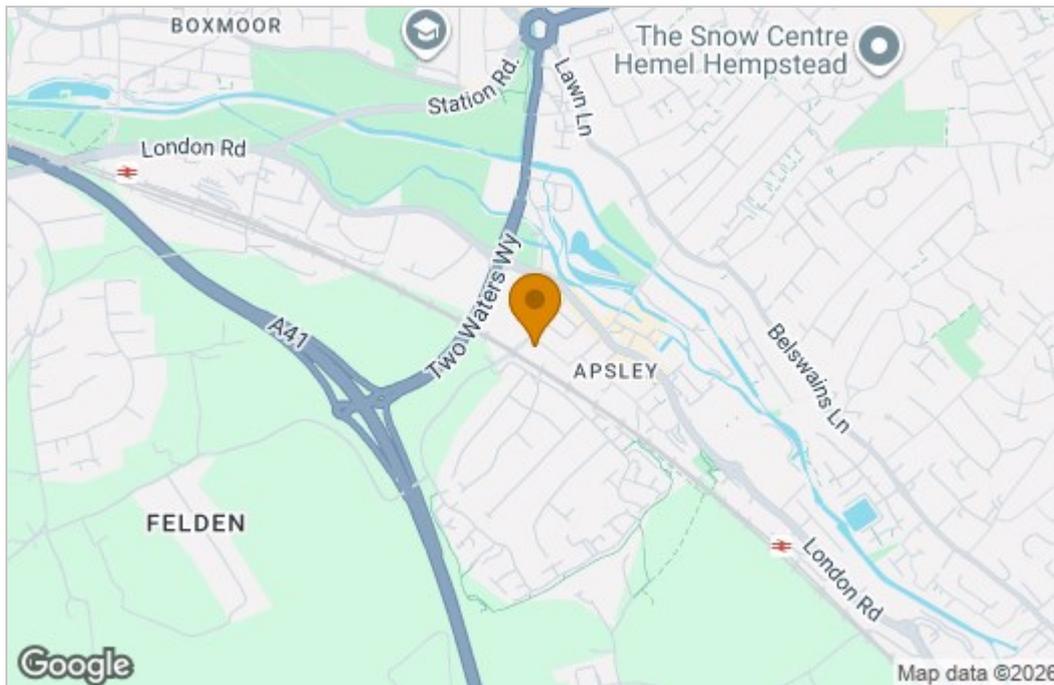3.99m x 3.28m
(13' 1" x 10' 9")
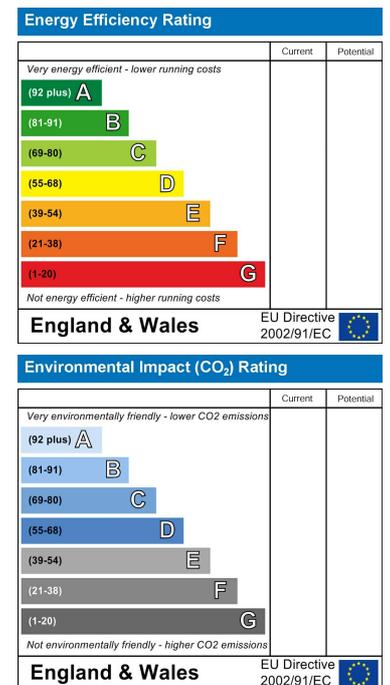
**Ground Floor**

**First Floor**

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

**Clements**
estate agents

## Area Map



## Energy Efficiency Graph

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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$_2$) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 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 CO2 emissions | | |

**England & Wales**  EU Directive 2002/91/EC

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