



Clements estate agents



## Warners End Road, Hemel Hempstead, HP1 3DN

**£585,000**

This spacious and well presented 1206 sq ft four/five bedroom semi detached family home offers well arranged accommodation while being conveniently located for local shops, schools and amenities. To the ground floor there is a living room with bay window, dining room, office/bedroom five, fitted kitchen, cloakroom and a 22'11 family room with vaulted ceiling and French doors to the south facing garden. Located close to Hemel Hempstead town centre with its Malls of Riverside and The Marlowes offering a full range of shopping, restaurant and travel facilities. For the commuter the M1, A41 and M25 are within easy reach, whilst Hemel Hempstead mainline railway station offers a fast and frequent service to London Euston.

**Entrance Porch**



**Dining Room 11'9 x 10'10 (3.58m x 3.30m)**



**Hallway**



**Fitted Kitchen**



**Living Room 13'8 x 10'10 (4.17m x 3.30m)**



**Family Room 22'11 x 9'4 (6.99m x 2.84m)**



**Office/Bedroom Five 12'8 x 7'6 (3.86m x 2.29m)**



**Bedroom One 14'3 x 9'0 to robes (4.34m x 2.74m to robes)**



**Cloakroom**



**Bedroom Two 11'7 x 9'1 to robes (3.53m x 2.77m to robes)**



**Landing**



**Bedroom Three 12'6 x 8'8 (3.81m x 2.64m)**



**Bedroom Four 8'4 x 7'11 (2.54m x 2.41m)**



**Bathroom**



**Front Garden**

**Rear Garden**



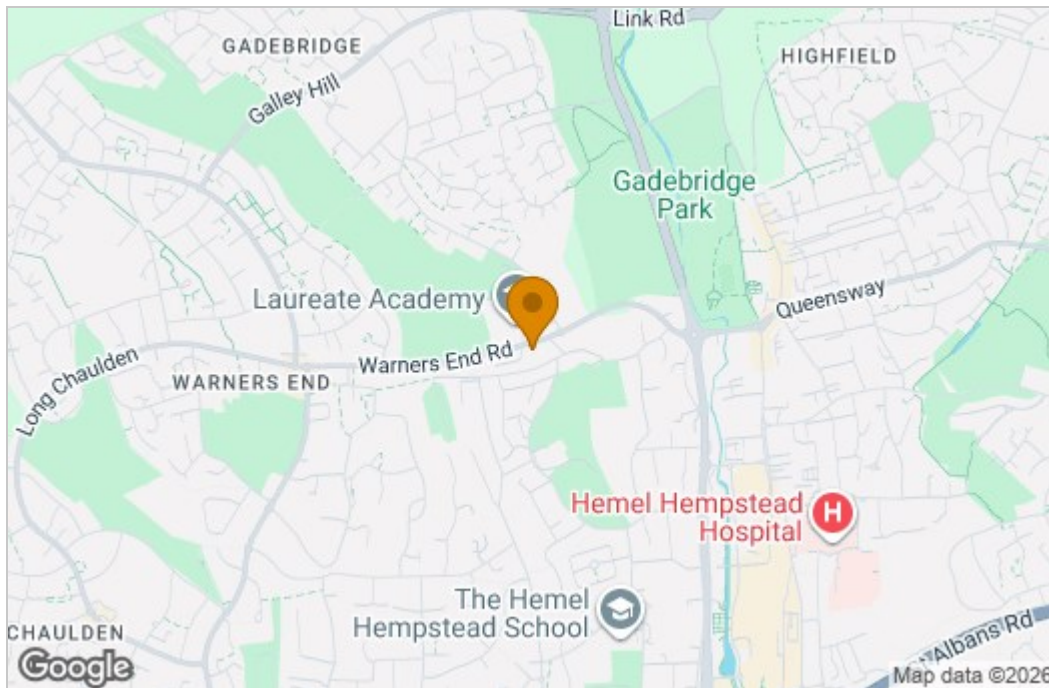
# Floor Plan



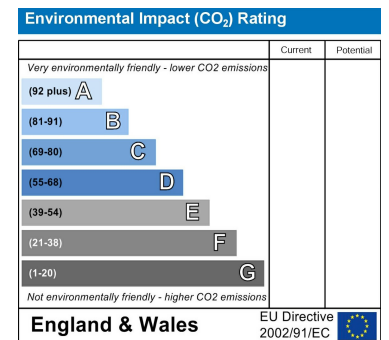
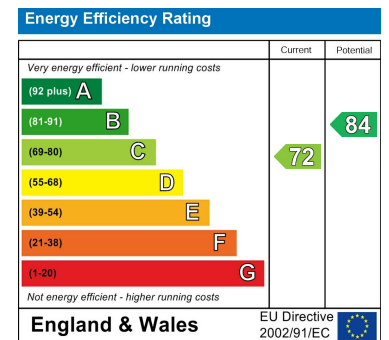
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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.