

**£340,000**

A well-presented three-bedroom family home located in the popular Claymore area of Grovehill, Hemel Hempstead. The property offers three good-sized bedrooms, making it ideal for families or anyone needing extra space. Downstairs features a spacious living area, a fitted kitchen, and the added convenience of a ground floor WC. Upstairs you'll find three generous bedrooms and a family bathroom. Outside, the property benefits from a private rear garden with gated access. Situated close to local schools, shops, parks, and excellent transport links, this home is perfectly positioned for everyday convenience.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Radiator, stairs to first floor, built in storage cupboard, doors to kitchen, lounge/diner and cloakroom,

## **CLOAKROOM**

Frosted double glazed window to rear aspect. Low level w.c. wash hand basin, radiator, inset spotlights.

## **LOUNGE/DINER**

Double glazed window to front aspect. Radiator.

## **KITCHEN**

Double glazed window to rear aspect, double glazed doors to garden. Range of wall mounted and floor standing units with work surface over, space for cooker, washing machine, dishwasher and fridge/freezer, extractor fan, one and a half bowl sink with mixer tap.

## **LANDING**

Access to loft space, storage cupboard, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, inset spotlights.

## **BEDROOM TWO**

Double glazed window to rear. Radiator, inset spotlights.

## **BEDROOM THREE**

Double glazed window to front aspect. Built in overstairs storage cupboard, radiator, inset spotlights.

## **BATHROOM**

Frosted double glazed window to rear aspect. Panelled bath with shower over, vanity wash hand basin with storage below, low level w.c., tiled walls and floor, towel radiator, mirrored cabinet, inset spotlights.

## **OUTSIDE**

### **FRONT GARDEN**

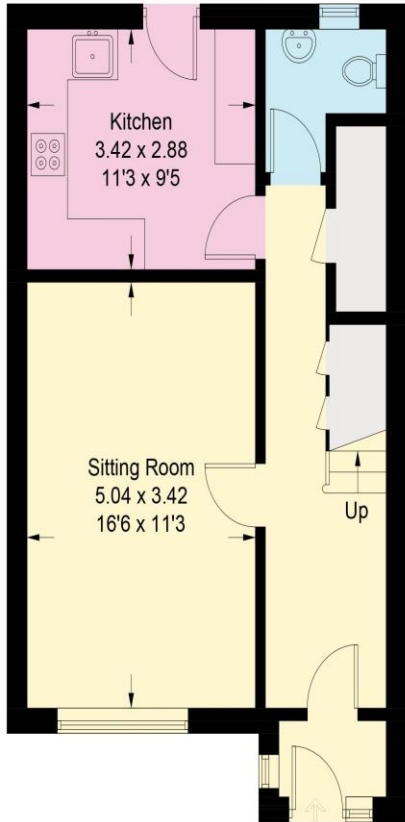
Small area to front.

### **REAR GARDEN**

Access to back through gate, laid to lawn with patio area, enclosed by timber fencing, outside tap and power.

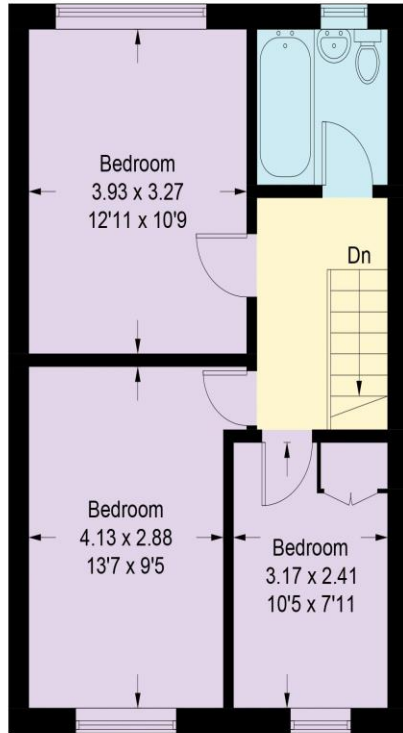


## Claymore



Ground Floor

IN



First Floor

Approximate Total Area  
948 sq ft / 88.1 sq m

This plan is for layout guidance only.  
Not drawn to scale unless stated.  
Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan,  
please check all dimensions,  
shapes and compass bearings before  
making any decisions reliant upon them. (ID1316331)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents