



**Shearwater Road, Hemel Hempstead, HP3 0GB**  
**Offers In Excess Of £740,000**

Located in the highly sought after Aspen Park development is this modern and spacious detached family home on a corner plot. Boasting five bedrooms, 19'0 living room, family room, 14'11 kitchen/diner, utility area, en suite to master bedroom, gas central heating, double glazing, downstairs cloakroom, off road parking with large frontage. and is well presented throughout.

Situated within easy reach of Aplsey and Hemel Hempstead train stations with fast access to London, Hemel Hempstead town centre, local schooling and the M25, M1 and A41 road links.

### **Entrance Hall**

Double glazed front door, half panelled walls and stairs to first floor.

### **Cloakroom**



Low level wc, pedestal wash hand basin, radiator, tiled flooring and part tiled walls.

### **Living Room 19'0 x 11'6 (5.79m x 3.51m)**



Double glazed window, radiator, TV point and double glazed french doors to garden.

### **Family Room 11'2 x 9'10 (3.40m x 3.00m)**



Double glazed window, dado rail and radiator.

### **Kitchen/Diner 14'11 x 11'2 (4.55m x 3.40m)**



Modern fitted kitchen with wall and base units with work surfaces to compliment, sink with drainer and mixer tap, gas hob with cooker hood over, double electric oven, integrated fridge freezer, integrated dishwasher, tiled flooring, radiator, double glazed window and double glazed french doors to garden.

### **Utility Area 6'7 x 4'11 (2.01m x 1.50m)**



Double glazed window, wall and base units with work surfaces to compliment, stainless steel sink with drainer, tiled flooring and integrated washing machine.

### **First Floor Landing**

Double glazed window, airing cupboard and radiator.

### **Bedroom One 12'2 x 11'2 (3.71m x 3.40m)**



Double glazed window, radiator, panelled wall and fitted wardrobes.

### **En Suite**



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

### **Bedroom Four 11'6 x 9'10 (3.51m x 3.00m)**



Double glazed window and radiator.

### **Bedroom Five 9'10 x 8'10 (3.00m x 2.69m)**



Double glazed window and radiator

### **Bathroom**



Double glazed window, panelled bath with mixer tap and shower over, wash hand basin, low level wc with hidden cistern, tiled flooring and tiled walls.

### **Second Floor Landing**

Two built in storage cupboard.

### **Bedroom Two 13'1 x 11'6 (3.99m x 3.51m)**



Two double glazed windows and radiator.

### **Bedroom Three 11'10 x 11'6 (3.61m x 3.51m)**



Double glazed window, radiator and fitted wardrobes.

### **Shower Room**



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

### **Front Garden**

Laid to lawn with pathway to front door.

### **Rear Garden**



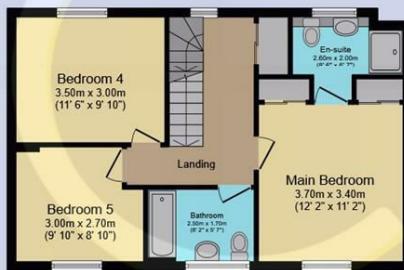
Laid to lawn with patio area and side access.

### **Off Road Parking**

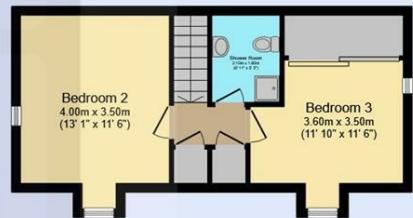
## Floor Plan



Ground Floor



First Floor



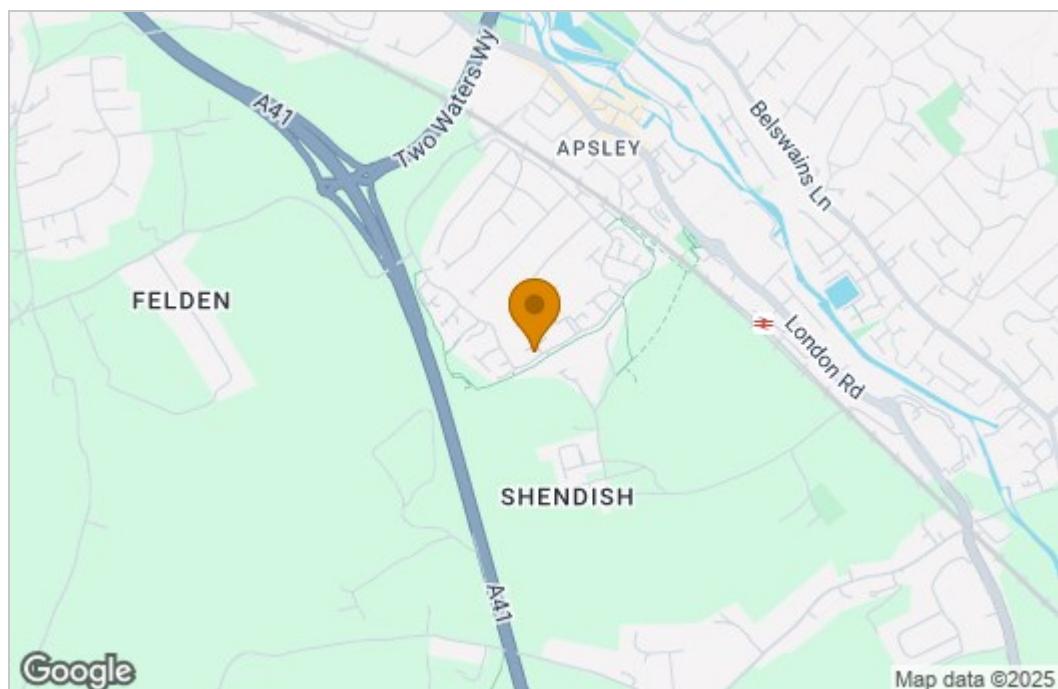
Second Floor

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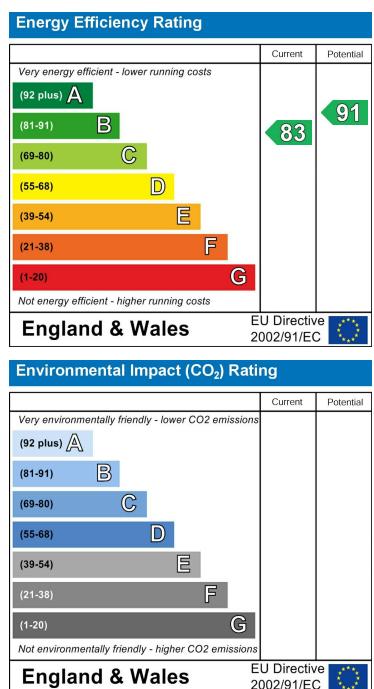
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## Area Map



## Energy Efficiency Graph



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45 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LD

Tel: 01442 214151 Email: [sales@clementsestateagents.co.uk](mailto:sales@clementsestateagents.co.uk) <https://www.clementsestateagents.co.uk>