



Hobbs Hill Road, Hemel Hempstead, HP3 9QG
Offers In Excess Of £500,000

Clements Estate Agents are delighted to offer this extremely spacious three bedroom SEMI-DETACHED family home offering an excellent range of features including excellent sized rooms including a large CONSERVATORY, downstairs cloakroom, outside storage, well kept gardens, OFF STREET PARKING and a sought after location set close to amenities. VIEWING ESSENTIAL!

FRONT DOOR LEADING TO:

ENTRANCE HALLWAY

Double glazed front door, radiator, wood flooring and coving.

LOUNGE 14'10 x 11'1 (4.52m x 3.38m)



Double glazed door to conservatory, radiator, coving, TV point and, feature fireplace.

DINING ROOM 11'3 x 9'4 (3.43m x 2.84m)



Double glazed window and radiator.

CONSERVATORY 14'8 x 10'2 (4.47m x 3.10m)



Double glazed window and door to garden, radiator and wood flooring.

CLOAKROOM

Double glazed window, low level wc, wash hand basin and radiator.

KITCHEN 11'2 x 9'4 (3.40m x 2.84m)

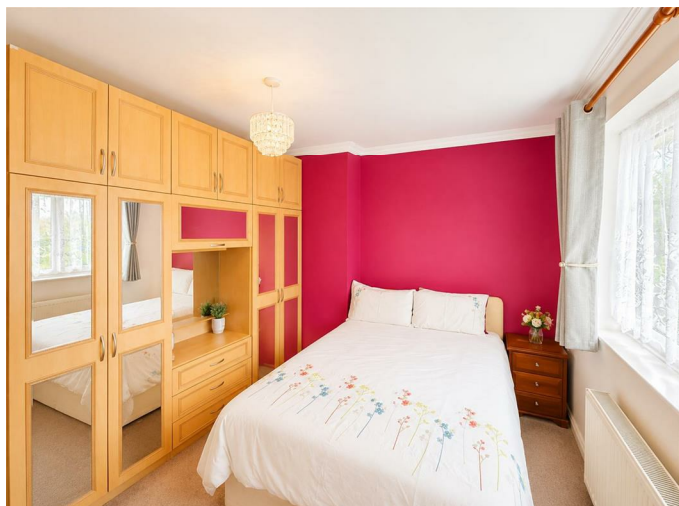


Fitted kitchen with wall and base units with work surfaces to compliment, gas cooker point, stainless steel sink with drainer and mixer tap, tiled splash backs, two double glazed windows, plumbing for washing machine and double glazed door to garden.

FIRST FLOOR LANDING

Loft access with ladder, airing cupboard, wood flooring and radiator.

MASTER BEDROOM 12'6 x 11'2 (3.81m x 3.40m)



Double glazed window, radiator, coving and built in cupboard.

BEDROOM TWO 11'1 x 9'5 to robes (3.38m x 2.87m to robes)



Double glazed window, radiator, coving and built in wardrobes.

BEDROOM THREE 12'1 x 9'6 (3.68m x 2.90m)



Double glazed window, radiator, coving and built in cupboard.

BATHROOM



Double glazed window, panelled bath with mixer tap and shower over, wash hand basin with vanity unit, low level wc and part tiling.

OFF STREET PARKING TO FRONT

Laid to lawn with driveway for off road parking.

REAR GARDEN

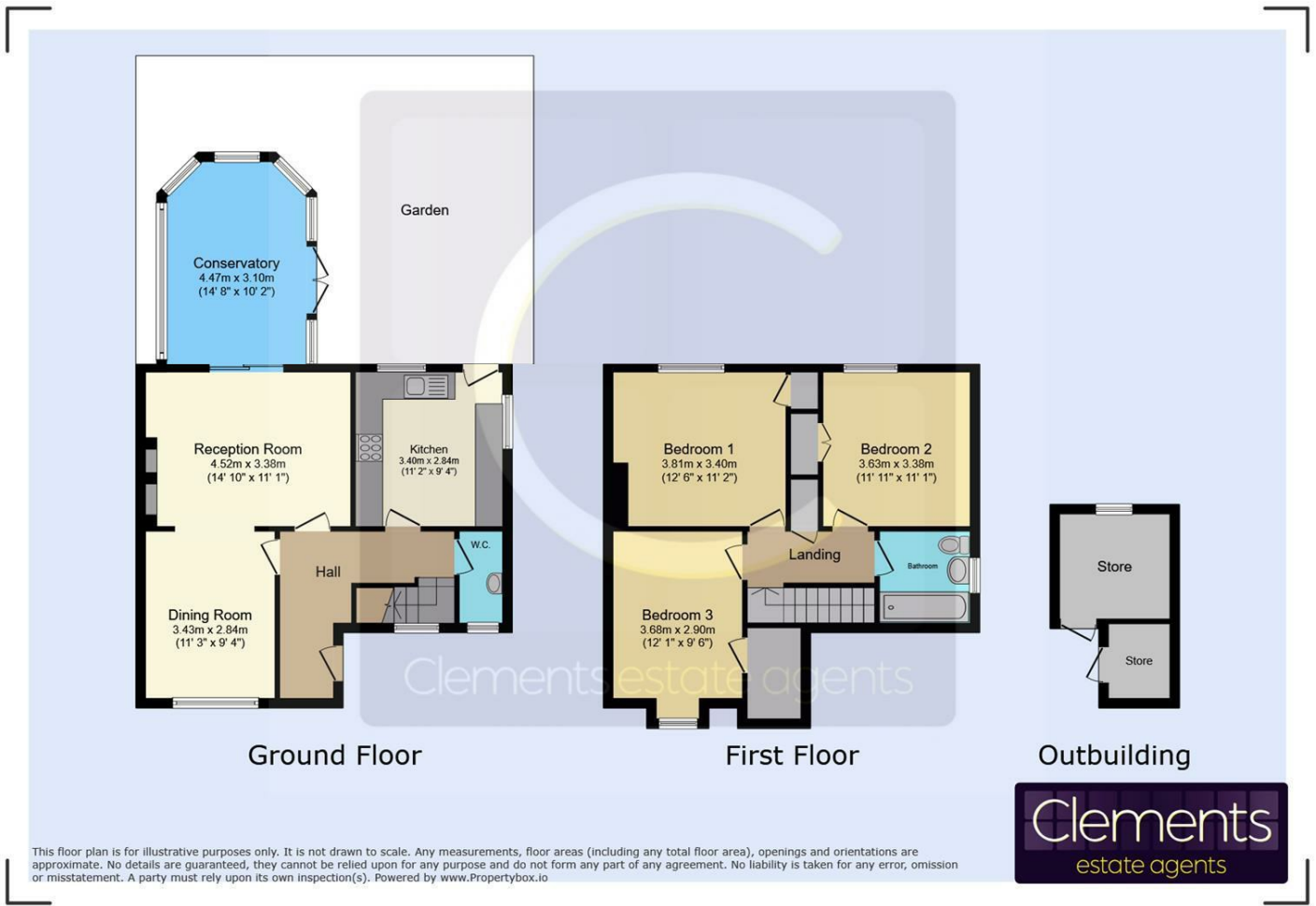


Laid to lawn, paving and side access.

OUTSIDE STORAGE SHEDS



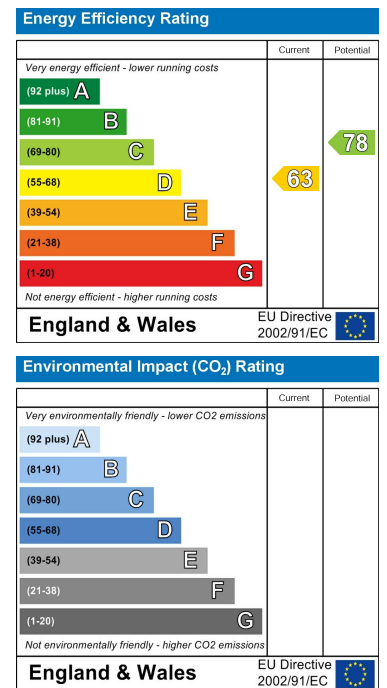
Floor Plan



Area Map



Energy Efficiency Graph



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