



## Bennetts End Close, Hemel Hempstead, HP3 8DT

### Offers Over £340,000

Clements Estate Agents are delighted to offer this very spacious FOUR bedroom house situated in this sought after Cul de Sac location. The property offers a great many features including good sized rooms, double glazing, gas central heating, good sized gardens and a sought after location ideally situated for local supermarkets, amenities and transport links making viewing essential! NO UPPER CHAIN



## **FRONT DOOR LEADING TO :**

### **ENTRANCE HALLWAY**

Stairs to the first floor with cupboard beneath, double glazed window to front, radiator, doors to :

### **LOUNGE 13 x 12'11 (3.96m x 3.94m)**



Double glazed window to front, wall mounted gas fire, TV point, door to :

### **DINING ROOM 10'2 x 9'11 (3.10m x 3.02m)**



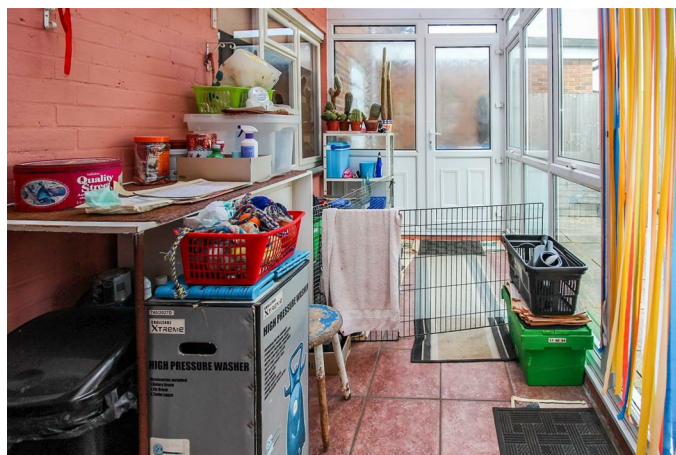
Window to rear, space for a dining table, radiator, TV point, door to :

### **KITCHEN 10'7 x 9'0 (3.23m x 2.74m)**



Comprising a range of wall and floor mounted units with roll top work surfaces and inset sink with drainer, space for a gas cooker, built in cupboard, space for a fridge, radiator, part tiled walls, window and door to rear leading to :

### **CONSERVATORY 16'6 x 6'4 (5.03m x 1.93m)**



A good sized room with double glazed windows and doors to side and rear leading on to the garden, tiled flooring, a large built in cupboard and door to :

### **CLOAKROOM**

Low level WC, frosted window to side.

### **FIRST FLOOR LANDING**

Doors to the bedrooms, bathroom and built in cupboard, entrance to the loft.



**BEDROOM ONE 12'10 x 10'10 (3.91m x 3.30m)**



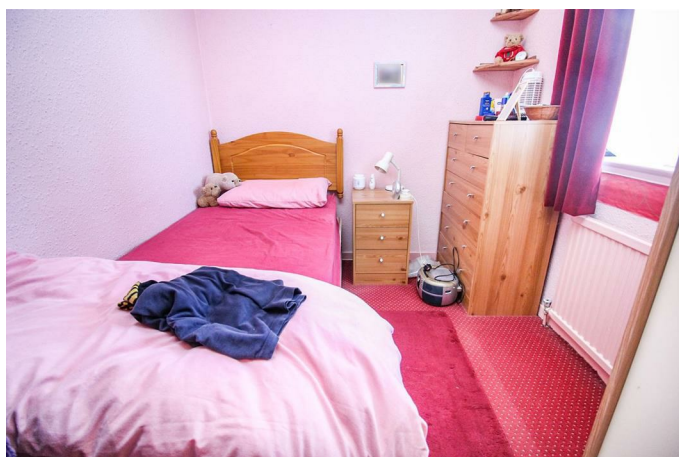
Double glazed window to front, wall mounted radiator.

**BEDROOM TWO 11'5 x 10'4 max (3.48m x 3.15m max)**



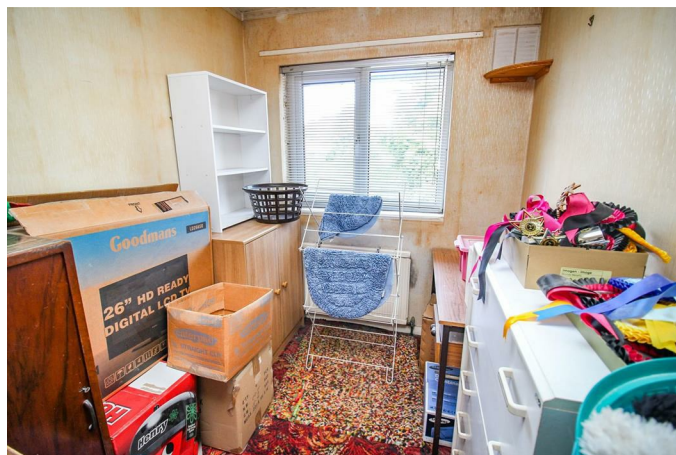
A range of fitted wardrobes, double glazed window to front, built in overstairs cupboard,

**BEDROOM THREE 10'3 x 6'4 (3.12m x 1.93m)**



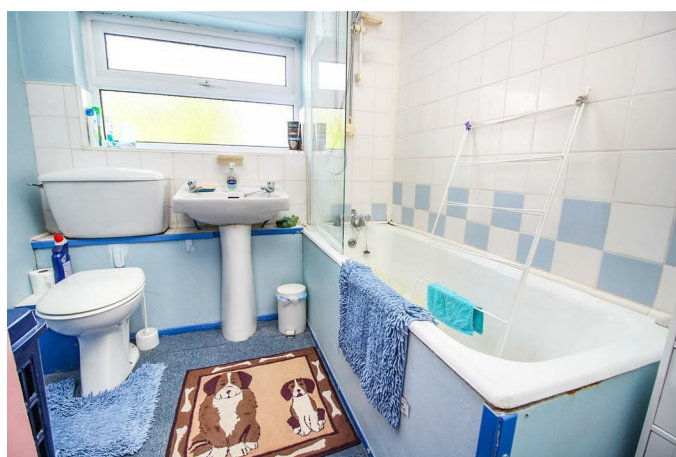
double glazed window to rear, radiator, built in wardrobe.

**BEDROOM FOUR 9'11 x 6'10 (3.02m x 2.08m)**



Double glazed window to rear, radiator.

**BATHROOM**



Comprising a panel enclosed bath with mixer taps and wall mounted shower over, low level WC, pedestal wash hand basin, tiled walls, wall mounted radiator.

**OUTSIDE**



**FRONT GARDEN**

Hedge to front with pathway to the front door

and access to the rear garden via an alleyway to side.

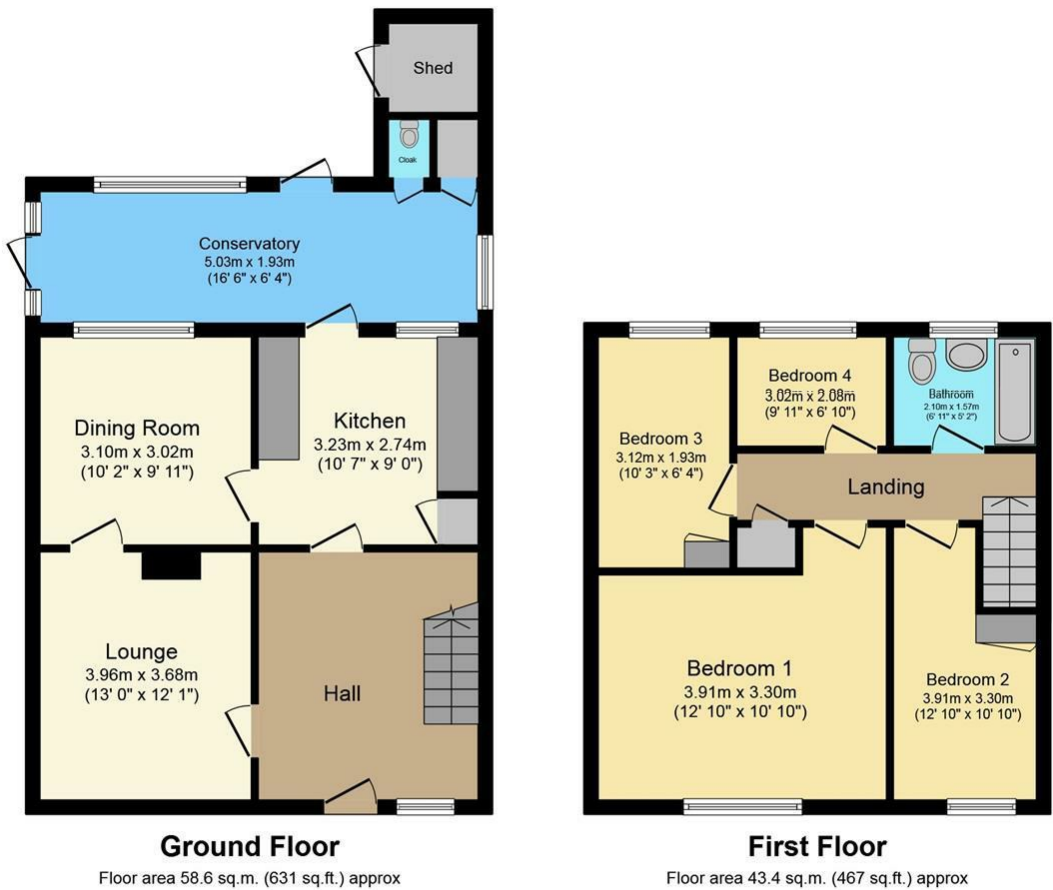
## **REAR GARDEN**



A mainly paved private rear garden with shrub borders to rear, benefiting a large brick built shed, gate to side for access.



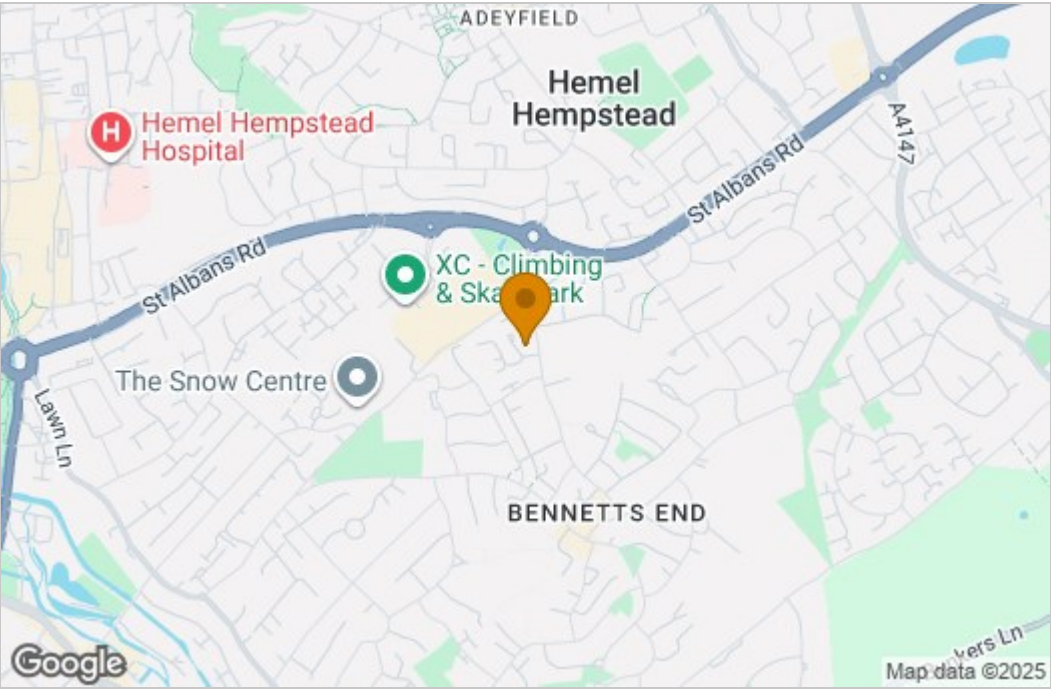
Floor Plan



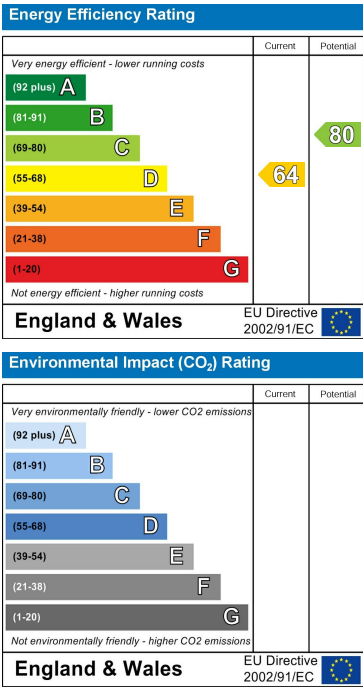
Total floor area 102.0 sq.m. (1,098 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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