



## Fairway, Hemel Hempstead, HP3 9TP

### Asking Price £675,000

Clements are delighted to market this FIVE DOUBLE BEDROOM semi detached home, perfectly positioned in Nash Mills close to good local schools and amenities as well as being walking distance to Apsley Mainline Train Station. The property is finished to a HIGH SPECIFICATION throughout and has been COMPLETELY REFURBISHED over the years by the current proprietors to now include top of the range AXOR Hansgrohe fittings, zoned under floor heating & solid flooring to name a few of the many improvements. With stylish and contemporary living accommodation spanning over three floors with outstanding south facing views, two En-suite shower rooms and a truly exceptional walk in wardrobe, generous sized rear garden. VIEWING STRONGLY RECOMMENDED.



**Front**

Tarmac driveway, entrance to garage, front entrance door into:

**Porch**

Door into:

**Entrance Hallway****Living/Dining Room 24'7 x 14'4 (7.49m x 4.37m)**

Double glazed window to front aspect, fireplace with wood burning stove, two radiators, wood flooring, spotlights to ceiling.

**Kitchen 22'6 x 20'9 (6.86m x 6.32m)**

Matching range of wall and base cupboard units with granite work surfaces over, 5 ring gas hob with extractor over, eye level oven and microwave units, built in appliances including wine cooler and dishwasher, sink drainer unit, central island, spotlights to ceiling, radiator, tiled floor with underfloor heating, stairs to cellar and door to rear garden, wall mounted zoned heating controls, door to:

**Utility 12'11 x 7'9 (3.94m x 2.36m)**

Matching range of wall and base cupboard units with work surfaces over, sink unit, splash back tiling, space for washing machine and fridge freezer, electric hob with extractor over, spotlights to ceiling, tiled floor.

**Cloakroom**

LLWC, vanity sink unit, part tiled walls, tiled flooring, extractor fan.

**Cellar 5'1 x 11'6 (1.55m x 3.51m)**

Housing two water accumulators and water softener.

**First Floor Landing**

Stairs from ground floor, doors to bedrooms 2, 3, 4 & 5 as well as bathroom and storage cupboards, radiator.

**Bedroom Two 12'0 x 13'7 (3.66m x 4.14m)**

Double glazed window to front aspect, radiator, spotlights to ceiling.

**Bedroom Three 8'6 x 11'8 (2.59m x 3.56m)**



Double glazed window to rear aspect, radiator.

**Bedroom Four 8'1 x 11'0 (2.46m x 3.35m)**



Double glazed window to rear aspect, wood laminate flooring, radiator, door to:

**En-Suite Shower Room**

LLWC, shower cubicle, heated towel rail, sink unit, spotlights to ceiling.

**Bedroom Five 14'9 x 4'5 (4.50m x 1.35m)**

Double glazed window to front aspect, radiator.

**Bathroom 11'5 x 13'1 (3.48m x 3.99m)**



Walk in shower with rain effect Axor shower head, sunken bath with Axor taps and marble surround, floating toilet, tiled floor with underfloor heating, touch sensitive Bluetooth mirror, sink unit with Axor taps, frosted double glazed window to side aspect, fully tiled walls.

**Second Floor Landing**

Stairs from first floor landing, Velux window, door to master bedroom and door to walk in wardrobe.

**Bedroom One 19'7 x 13'3 (5.97m x 4.04m)**



South facing bedroom with double glazed French doors to Juliet Balcony offering breathtaking views, radiator, spotlights to ceiling, door to:



### En-Suite Shower Room



Frosted double glazed window to side aspect, heated towel rail, under floor heating, sink unit, double shower cubicle, floating toilet.

### Walk In Wardrobe 5'4 x 16'6 (1.63m x 5.03m)



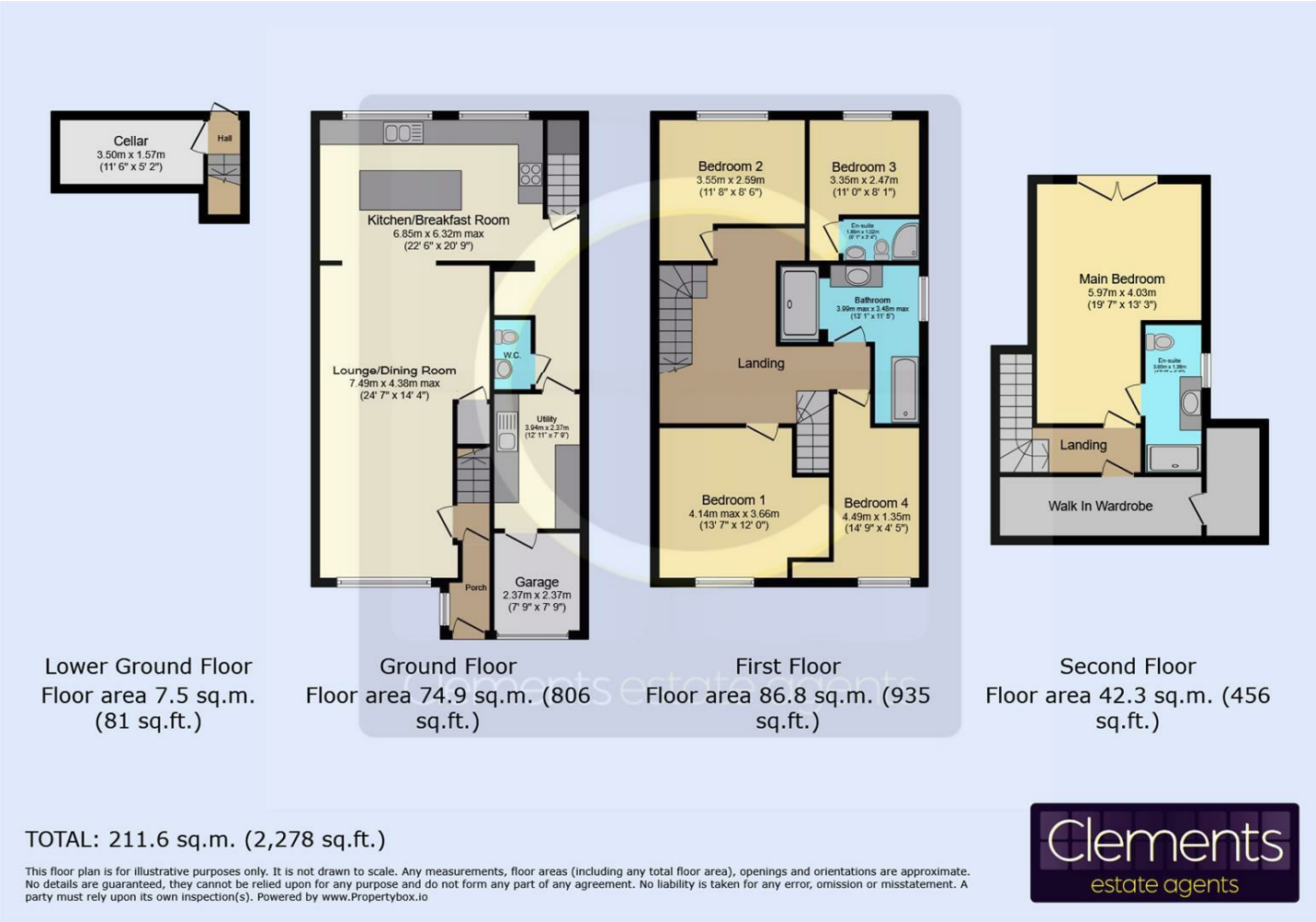
Spotlights to ceiling, door to boiler cupboard, access to eaves storage.

### Rear Garden

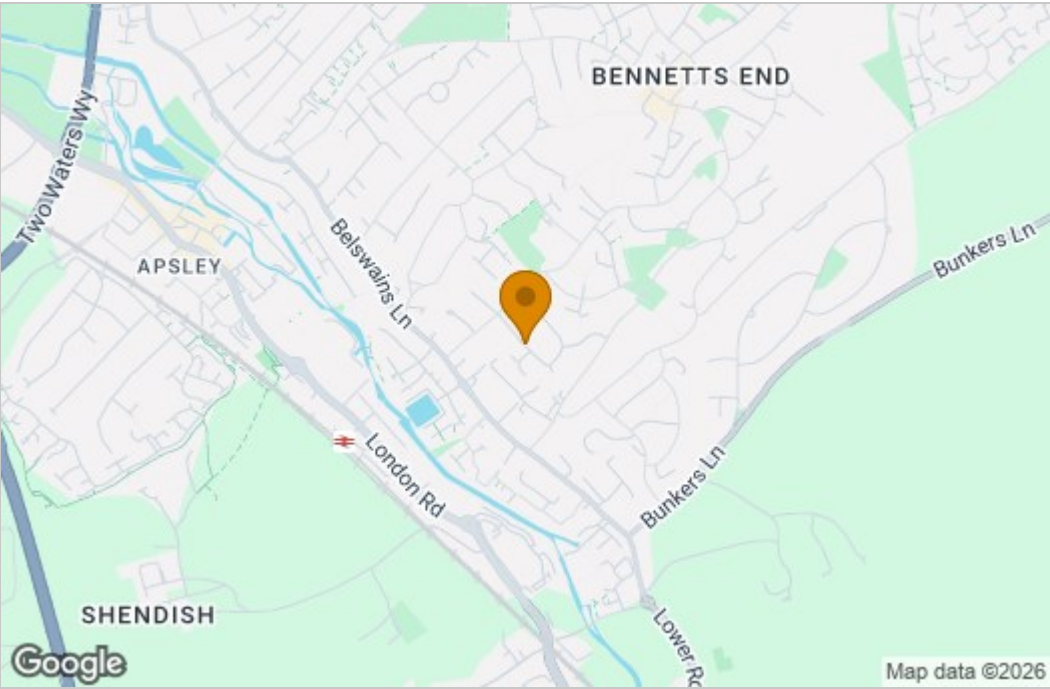


Three tiered garden with a variety of plants and trees, patio area to near side.

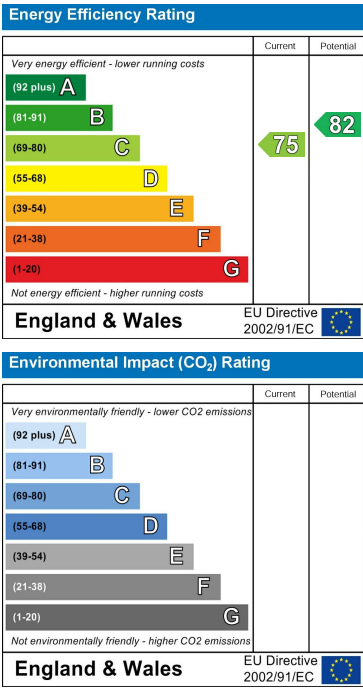
Floor Plan



Area Map



Energy Efficiency Graph



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