

Offers In Excess Of **£250,000**

tel: **01442 214151**



The Dart, Grove Hill, Hemel Hempstead HERTS HP2 6EW

SALE BY TENDER - Clements are pleased to offer this good sized three bedroom EXTENDED End of Terrace property situated in this convenient location. The property does require major refurbishment however offers very spacious room sizes, off street parking and EXCELLENT value for money. Buyers Fees Apply. Viewing Essential. No Upper Chain!

- End of Terrace Property
- Three Bedrooms
- Refurbishment Required
- Spacious Room Sizes
- Front & Rear Gardens

Property Description

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FRONT

A composite double glazed front door leading to :

ENTRANCE HALL

Stairs leading to the first floor with an under stairs recess, built in cupboard, wooden floor, doors to :

LOUNGE/DINER 24' 8" x 11' 6" (7.52m x 3.51m)

A good sized room with a double glazed window to front aspect, double glazed French doors to rear leading on to the garden, wooden floor, coved ceiling.

KITCHEN/BREAKFAST ROOM

23' 1" x 9' 1" (7.04m x 2.77m)

Comprising a range of wall and floor mounted units with fitted work surfaces and inset sink, plumbing and space for a dishwasher, space for a range style gas cooker, space for a fridge freezer, wall mounted boiler, double glazed windows to side and rear, double glazed French doors to side leading on to the garden.

FIRST FLOOR LANDING

Doors to the bedrooms and bathroom, built in cupboard, double glazed window to the side.

MASTER BEDROOM 12' 3" x 11' 10" (3.73m x 3.61m)

Double glazed window to front, wall mounted radiator.

BEDROOM TWO 12' 0" x 11' 2" (3.66m x 3.4m)

Double glazed window to rear.

BEDROOM THREE 9' 7" x 6' 4" (2.92m x 1.93m)

Double glazed window to the front.

BATHROOM

Fitted bath with mixer taps, space for low level WC and wash hand basin, frosted double glazed window to rear, heated towel rail.

OUTSIDE

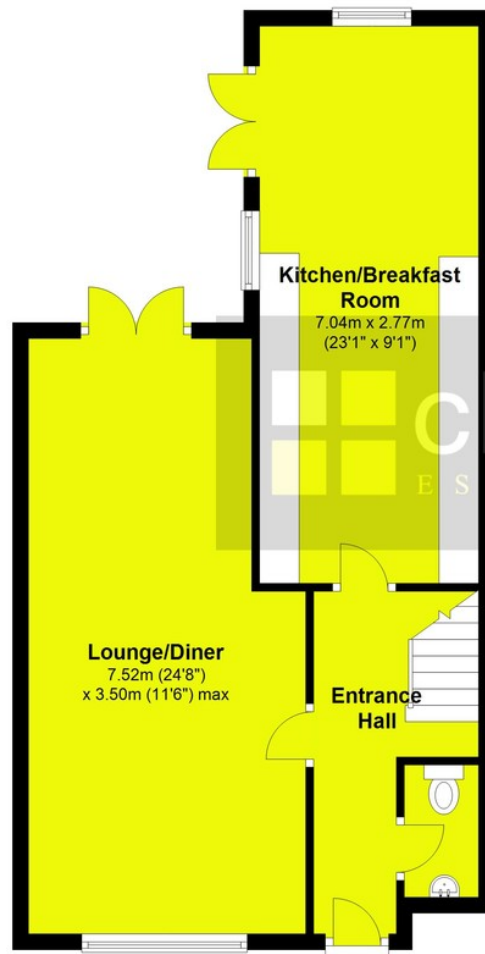
FRONT GARDEN

A block paved garden to front offering parking for two cars. Access to the front door.

REAR GARDEN

Patio area leading to a laid to lawn garden, fence enclosed with wooden shed and access via a gate to the rear.

Ground Floor



First Floor



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

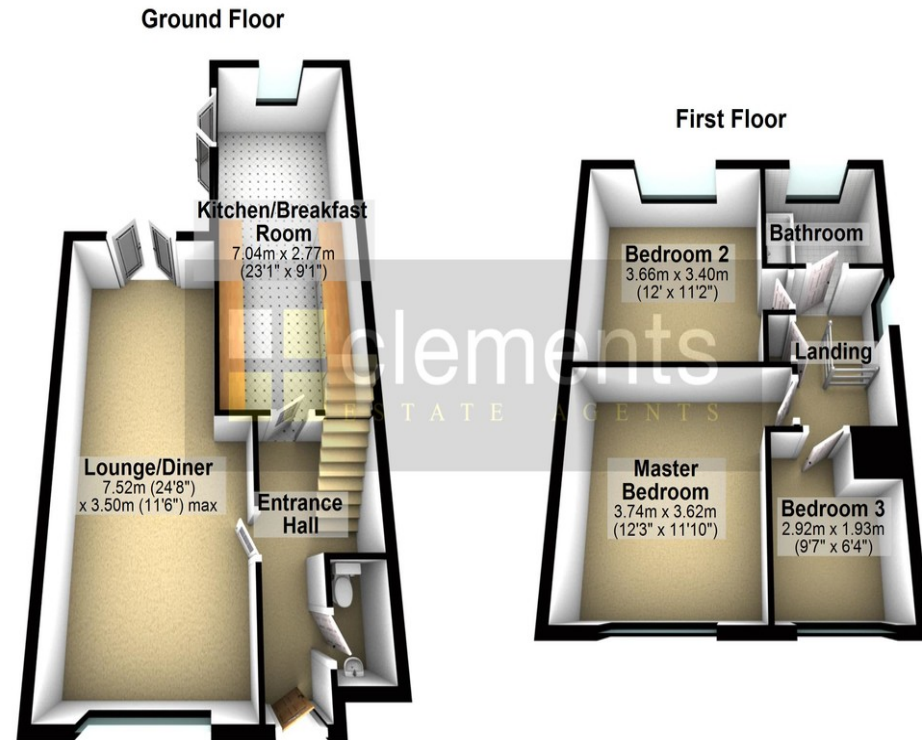
Contact Details

142 Marlowes
Hemel Hempstead
Hertfordshire
HP1 1EZ

Email: sales@clementsestateagents.co.uk

Tel: 01442 214151

www.clementsestateagents.co.uk



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.