

Asking Price Of **£185,000**

tel: **01442 214151**



Burns Drive, Woodhall Farm, Hemel Hempstead HERTS HP2 7NW

Clements are delighted to offer this recently refurbished two bedroom ground floor flat offering an excellent range of features including good decorative order, spacious room sizes, double glazing, EXTENDED lease and a convenient residential location ideally situated for good local shops and amenities. No Upper Chain. Viewing essential!

- Purpose Built Flat
- Two Bedrooms
- Refurbished
- Good Decorative Order
- Extended Lease



Property Description

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COMMUNAL ENTRANCE

Security door leading to a private front door.

ENTRANCE HALLWAY

Well decorated with laminate wood flooring, built in airing cupboard, doors leading to:

LOUNGE/DINER 15' 8" x 11' 4" (4.78m x 3.45m)

Well decorated with a double glazed window to rear, laminate wood flooring, TV point, coved ceiling, door leading to:

KITCHEN 8' 6" x 7' 3" (2.59m x 2.21m)

Comprising a range of wall and floor mounted units with roll top work surfaces, stainless steel sink with single drainer, plumbing and space for a washing machine, space for a fridge and freezer, part tiled walls, built in cupboard, double glazed window to rear.

MASTER BEDROOM 12' 7" x 9' 2" (3.84m x 2.79m)

Well decorated with a double glazed window to front, laminate wood flooring, coved ceiling.

BEDROOM TWO 10' 4" x 6' 10" (3.15m x 2.08m)

Well decorated with a double glazed window to front, laminate wood flooring.

BATHROOM

A white bathroom suite comprising a panel enclosed bath, pedestal wash hand basin, low level WC, tiled walls, frosted internal window.

OUTSIDE

Communal gardens and parking.

Ground Floor



Tenure **Leasehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

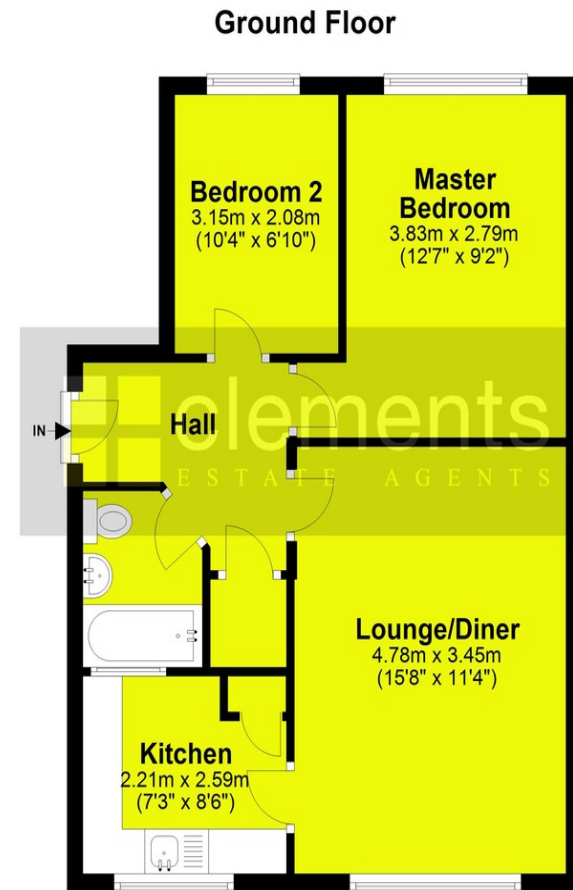
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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