

Offers In Excess Of **£375,000**

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Farland Road, Adeyfield, Hemel Hempstead HERTS HP2 4RS

Clements Estate Agents are pleased to offer this stunning THREE bedroom EXTENDED End of Terrace family home offering an excellent range of features including excellent decorative order with a stunning fitted kitchen, spacious room sizes, private rear garden with a good sized summerhouse, off street parking to front and a sought after residential location. VIEWING ESSENTIAL!

- End of Terrace Family Home
- Extended
- Three Bedrooms
- Excellent Decorative Order
- Off Street Parking



Property Description

Clements Estate Agents are pleased to offer this stunning THREE bedroom EXTENDED End of Terrace family home offering an excellent range of features including excellent decorative order with a stunning fitted kitchen, spacious room sizes, private rear garden with a good sized summerhouse, off street parking to front and a sought after residential location.

FRONT DOOR LEADING TO:

ENTRANCE HALLWAY

Well decorated with wooden flooring, radiator, stairs to the first floor, door to:

LOUNGE 13' 8" x 12' 5" (4.17m x 3.78m)

Well decorated with a double glazed window to front, wooden flooring, TV point, wall mounted radiator, door leading to:

KITCHEN/DINER

19' 8" x 15' 10" (5.99m x 4.83m)

A modern luxury kitchen comprising an excellent range of wall and floor mounted units with central island, granite work surfaces with an inset sink with drainer, a built in eye level 'tilt and slide' NEFF oven with separate Combi/microwave oven, induction hob with extractor hood over, space for an American style fridge freezer, integral dishwasher, space for a dining table, Bi Folding double glazed doors to rear leading on to the garden, wooden flooring, door to:

UTILITY ROOM

Well decorated with plumbing and space for a washing machine with space for tumble dryer above, fitted cupboard, wooden flooring, door to:

CLOAKROOM

Low level WC, wash hand basin, wooden flooring.

FIRST FLOOR LANDING

Well decorated with doors to the bedrooms and bathroom, built in storage recess.

MASTER BEDROOM

12' 10" x 8' 9" (3.91m x 2.67m)

Well decorated with a double glazed window to the rear, wall mounted radiator, fitted carpet.

BEDROOM TWO 9' 0" x 9' 0" (2.74m x 2.74m)

Well decorated with a double glazed window to front, wall mounted radiator, fitted carpet

BEDROOM THREE 7' 5" x 6' 0" (2.26m x 1.83m)

Built in wardrobe, double glazed window to front, wall mounted radiator, fitted carpet.

BATHROOM

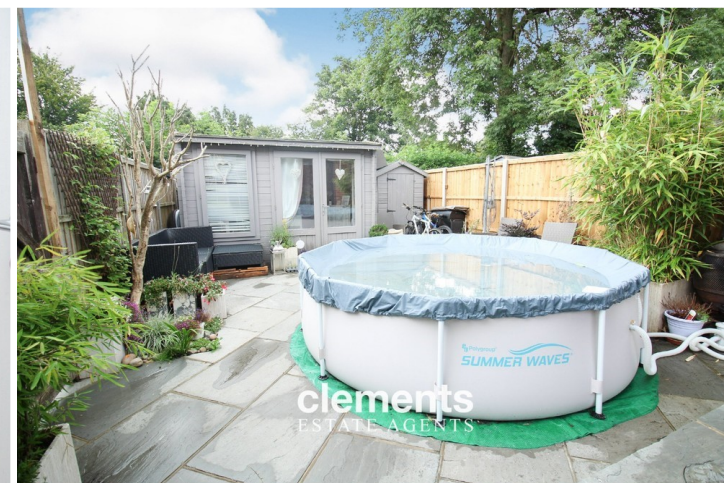
A modern fitted bathroom comprising a panel enclosed bath with mixer tap and shower over, low level WC, wash hand basin with vanity unit beneath, part tiled walls, heated towel rail, frosted double glazed window to rear.

OUTSIDE**FRONT GARDEN**

Well kept with paving to front offering parking for several cars. Access to side.

REAR GARDEN

Patio area leading to a wooden shed and good sized summerhouse. Fence enclosed



Tenure **Freehold**

Council Tax Band

Viewing Arrangements
Strictly by appointment

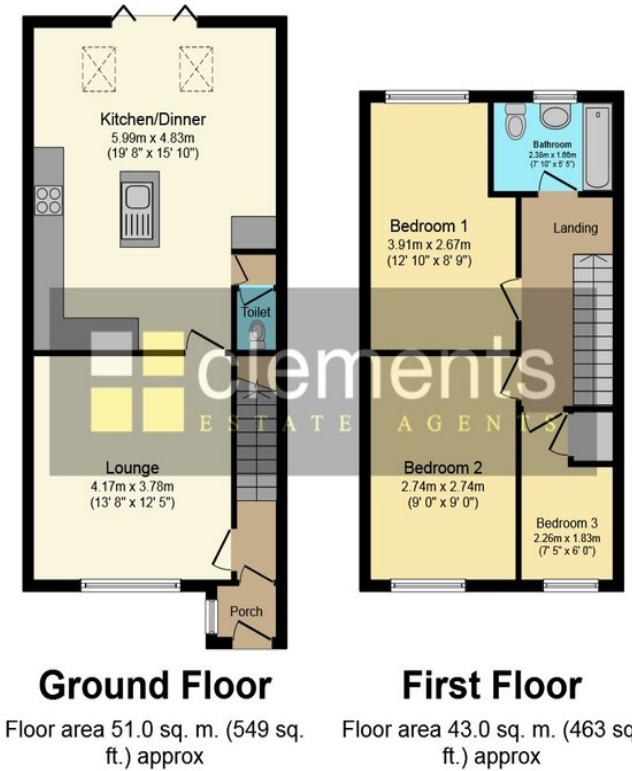
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Total floor area 94.0 sq. m. (1,012 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.