

Offers In Excess Of **£325,000**

tel: **01442 214151**



## St. Pauls Road, Hemel Hempstead HERTS HP2 5DD

Clements Estate Agents are very pleased to offer this STUNNING two double bedroom Semi-Detached property offering an excellent range of features including excellent decorative order with a luxury fitted kitchen and bathroom, well kept gardens, the potential for off street parking if required and a convenient residential location set close to good local amenities. VIEWING ESSENTIAL!

- SEMI-DETACHED PROPERTY
- TWO BEDROOMS
- SUPERB DECORATIVE ORDER
- OFF STREET PARKING
- CONVENIENT LOCATION



## Property Description

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### ENTRANCE

A feature composite front door leading into the lobby area.

### ENTRANCE LOBBY

Stairs leading to the first floor accommodation. Door in to living room.

### LIVING ROOM

13'1" x 11'8" (3.99m x 3.56m)

A lovely well decorated room with a window to front elevation. Panelled radiator. Feature fireplace with hearth and mantel over. Laminate wood flooring. Door to under stairs storage cupboard. Coving to ceiling. Television aerial point. Power points. Access to the kitchen/diner.

### KITCHEN/DINER

14'9" x 7'5" (4.50m x 2.26m)

A modern well decorated kitchen comprising a window to rear elevation. Kitchen comprising a range of wall and base level units with work surfaces over. Drawer space and open shelving. Stainless steel sink and drainer with mixer tap over. Integrated appliances to include fridge/freezer, dishwasher, oven and hob. Tiling to water

splash areas. Power points. Tiling to floor. Area for table and chairs. Door leading to the rear garden.

### FIRST FLOOR LANDING

Window to side elevation. Doors leading to both bedrooms and bathroom.

### MASTER BEDROOM

14' 11" x 10' 2" (4.55m x 3.1m) MAX

Very well decorated with a window to front elevation. A range of mirror fronted wardrobes. Fitted carpet. TV point. Panelled radiator. Power point.

### BEDROOM TWO

10'7" x 8'8" (3.23m x 2.64m)

Window to rear elevation. Fitted carpet. Panelled radiator. Power point.

## FAMILY BATHROOM

Window to rear elevation. A very modern white three piece bathroom suite comprising a panelled bath with shower attachment over, wash hand basin and low level WC. Tiled walls. Laminate wood flooring.

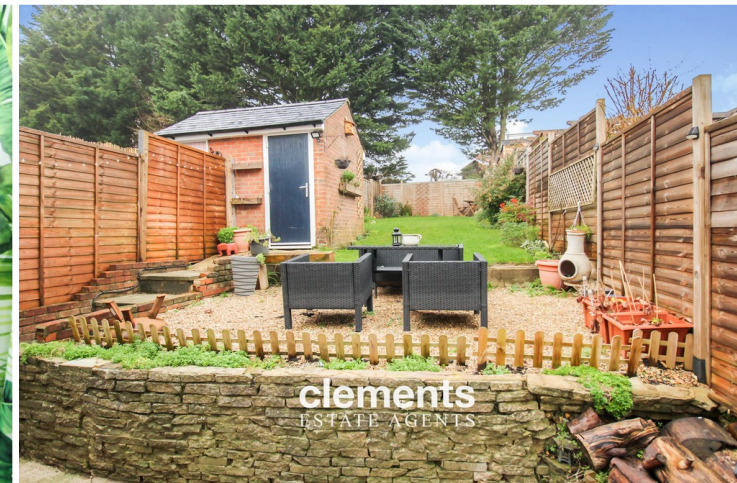
## OUTSIDE

### FRONT GARDEN

Steps leading up to the front door. The garden is mainly laid to lawn. Gated side access to the rear garden.

## REAR GARDEN

Patio area with steps up to a raised flowerbed with retaining wall. Path leads to the lawned area. Brick-built storage shed. The garden is enclosed by timber panel fencing. A variety of shrubs and plants. Gated side access to the front.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

**Contact Details**

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**Ground Floor**

Floor area 29.0 sq. m. (312 sq. ft.) approx

**First Floor**

Floor area 29.0 sq. m. (312 sq. ft.) approx

Total floor area 58.0 sq. m. (624 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