

Offers In Excess Of: **£400,000**

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Barnacres Road, Nash Mills, Hemel Hempstead HERTS HP3 8JS

Clements Estate Agents are very pleased to offer this well decorated THREE bedroom End of Terrace family home benefiting an excellent range of features including off street parking to front, good decorative order with a modern kitchen and bathroom, double glazing, gas central heating, well kept gardens and a sought after Nash Mills location set within easy reach of Apsley mainline railway station.

- END OF TERRACE PROPERTY
- THREE BEDROOMS
- GOOD DECORATIVE ORDER
- OFF STREET PARKING
- POPULAR LOCATION



Property Description

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FRONT DOOR LEADING TO:

ENTRANCE HALLWAY

Well decorated with stairs leading to the first floor with under stairs storage. laminated flooring, radiator, doors to:

LOUNGE 13' 0" x 12' 6" (3.96m x 3.81m)

Well decorated with a leaded double glazed window to front, fitted carpet, TV point, radiator, archway to:

KITCHEN/DINER 18' 11" x 10' 0" (5.77m x 3.05m)

DINING AREA

Well decorated with a leaded double glazed window to rear, radiator, space for a dining table, leading to:

KITCHEN AREA

Comprising a modern range of wall and floor mounted units with fitted work surfaces with inset sink and drainer, space for a range cooker with extractor hood over, integral dishwasher, plumbing and space for a washing machine, space for a fridge freezer, coved ceiling, inset ceiling lights.

FIRST FLOOR LANDING

Well decorated with doors to the bedrooms and bathroom, fitted carpet, entrance to the loft.

MASTER BEDROOM 12' 6" x 10' 2" (3.81m x 3.1m)

Well decorated with leaded double glazed window to rear, built in wardrobes, fitted carpet, radiator.

BEDROOM TWO 11' 0" x 9' 8" (3.35m x 2.95m)

Leaded double glazed window to front, radiator, fitted carpet, built in cupboard.

BEDROOM THREE 9' 4" x 8' 4" (2.84m x 2.54m)

Leaded double glazed window to front, built in cupboard, radiator, fitted carpet, coved ceiling

BATHROOM

Comprising a modern bathroom suite with a panel enclosed bath with shower over and fitted screen, pedestal wash hand basin, low level WC, frosted leaded double glazed window to rear, part tiled walls, wood effect flooring, radiator, inset ceiling spot lights.

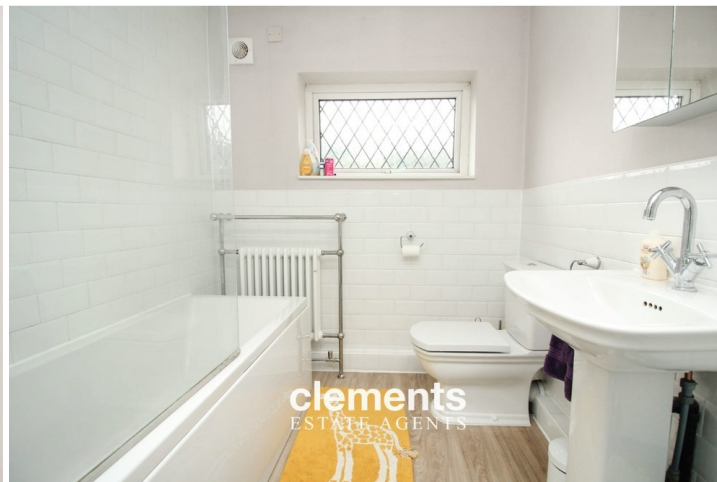
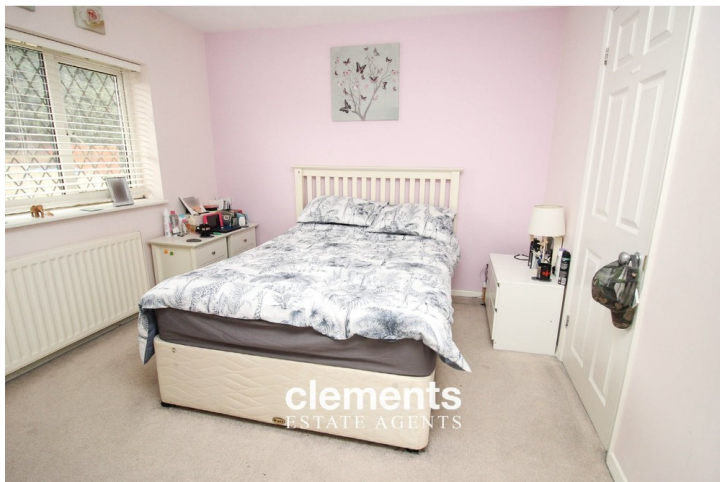
OUTSIDE

FRONT GARDEN

Block paving offering parking for several cars.

REAR GARDEN

A mainly laid to lawn garden with brick built sheds, fence enclosed with various trees and shrubs.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

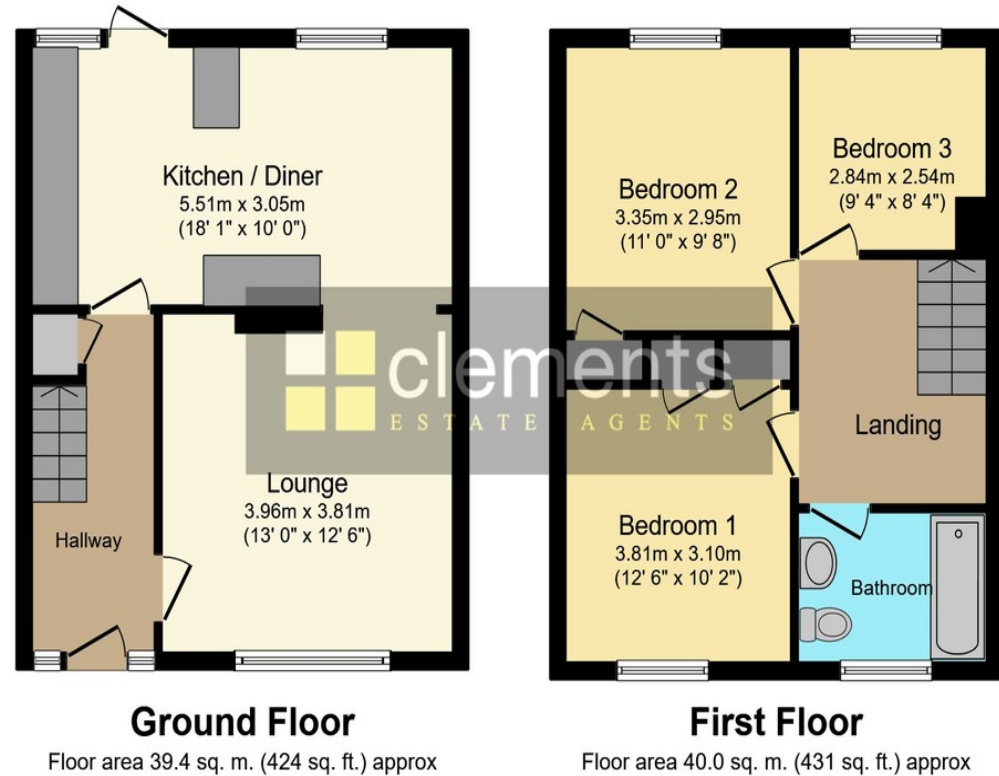
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Total floor area 79.4 sq. m. (855 sq. ft.) approx

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