

Offers In Excess Of **£310,000**

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Argyll Road, Grove Hill, Hemel Hempstead HERTS HP2 6ND

Clements Estate Agents are delighted to offer this very good sized well decorated THREE bedroom Mid Terrace property offering an excellent range of features including spacious room sizes with a conservatory to the rear, modern fitted kitchen and bathroom, front and rear gardens and a popular residential location close to amenities. Viewing Essential!

- Mid Terrace Property
- Three Bedrooms
- Good Decorative Order
- Conservatory
- Well Kept Gardens



Property Description

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ENTRANCE

Front door leading to:

HALLWAY

Well decorated with doors to rooms, stairs leading to the first floor with a storage cupboard beneath, wall mounted radiator.

CLOAKROOM

Well decorated with a double glazed window to rear, low level WC, pedestal wash hand basin, wall mounted radiator, part tiled walls.

LOUNGE AREA 12' 5" x 11' 5" (3.78m x 3.48m)

Well decorated with a double glazed window to front, wall mounted radiator, TV point, door to the kitchen.

KITCHEN/DINER 13' 9" x 11' 5" (4.19m x 3.48m)

A modern well decorated kitchen with an excellent range of wall and floor mounted units, roll top work surfaces with a one and half bowl sink with drainer and mixer tap, built in breakfast bar, space for fridge freezer, built in stainless steel oven with gas hob and extractor hood over, space for a washing

machine and tumble dryer, part tiled walls, double glazed window and door to rear leading on to the Conservatory.

CONSERVATORY 12' 9" x 9' 10" (3.89m x 3m)

Well decorated with double glazed windows to side and rear, double glazed doors to rear leading on to the garden, wall mounted radiator.

FIRST FLOOR LANDING

Well decorated with doors to the bedrooms and bathroom, built in storage cupboard, access to the loft via loft hatch.

MASTER BEDROOM 12' 9" x 11' 1" (3.89m x 3.38m)

Well decorated with a double glazed window to front, built in wardrobes, wall mounted radiator.

BEDROOM TWO 13' 5" x 9' 10" (4.09m x 3m)

Double glazed window to front, wall mounted radiator, TV point.

BEDROOM THREE 7' 10" x 7' 10" (2.39m x 2.39m)

Double glazed window to front, wall mounted radiator.

BATHROOM

A modern three piece bathroom suite comprising a panel enclosed bath with mixer taps and electric shower, pedestal wash hand basin, low level WC, double glazed window to rear, part tiled walls, wall mounted radiator.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with a pathway to the front door.

REAR GARDEN

A well kept garden with a decked area, mainly laid to lawn with a storage shed to rear, built in barbeque, fence enclosed.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

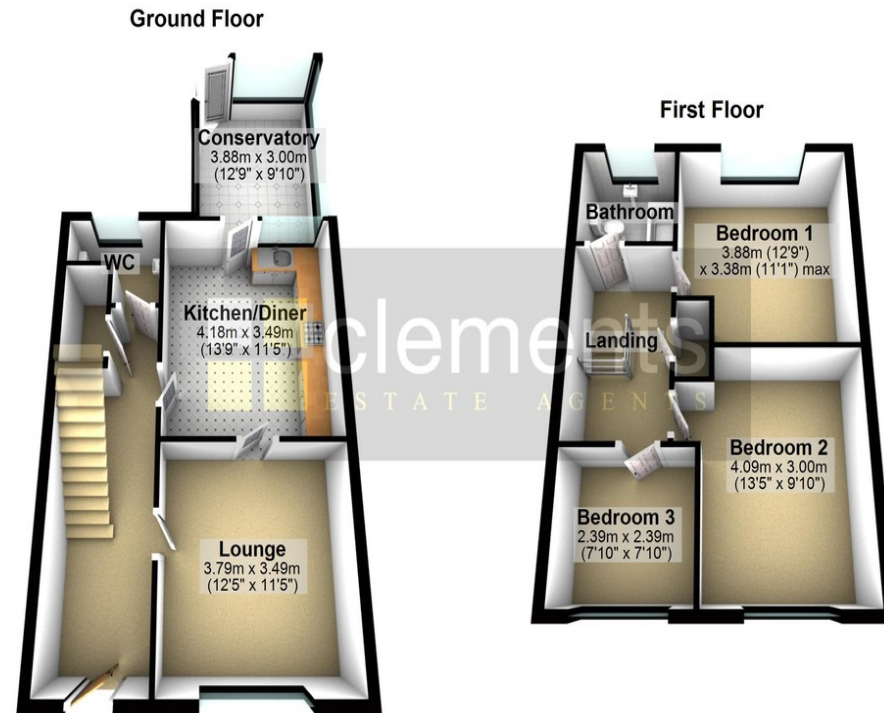
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