

Offers In Excess Of **£400,000**

tel: **01442 214151**



## Datchworth Turn, Leverstock Green, Hemel Hempstead HP2 4PE

Clements Estate Agents are delighted to offer this STUNNING three bedroom END of TERRACE family home benefiting excellent decorative order, spacious room sizes including a good sized kitchen /diner and outdoor office/gym, double glazing, gas central heating, well kept gardens, off street parking and a sought after Leverstock Green location set close to amenities and transport links making viewing essential. NO UPPER CHAIN!

- END OF TERRACE HOME
- THREE BEDROOMS
- EXCELLENT DECORATIVE ORDER
- WELL KEPT GARDENS
- OFF STREET PARKING



## Property Description

Clements Estate Agents are delighted to offer this STUNNING three bedroom END of TERRACE family home benefiting excellent decorative order, spacious room sizes including a good sized kitchen /diner and outdoor office/gym, double glazing, gas central heating, well kept gardens, off street parking and a sought after Leverstock Green location set close to amenities and transport links making viewing essential. NO CHAIN!

### DOUBLE GLAZED FRONT DOOR LEADING TO:

#### PORCH

Well decorated with seating area, double glazed front door leading to:

#### ENTRANCE HALLWAY

Very well decorated with stairs leading to the first floor and under stairs cupboard, Antico flooring, radiator, doors to:

#### SHOWER ROOM

Well decorated with a walk in shower cubicle and wall mounted shower, low level WC, wash hand basin, heated towel rail, frosted double glazed window.

#### LOUNGE 13' 2" x 11' 6" (4.01m x 3.51m)

A bright well decorated room with a double glazed window to front, wall mounted radiator, TV & telephone points, fitted carpet.

#### KITCHEN/DINER 21' 0" x 9' 6" (6.4m x 2.9m)

A good sized kitchen comprising an excellent range of wall and base mounted units with fitted work surfaces and inset sink with drainer, integrated electric oven with gas hob, wooden flooring with a double glazed window and patio doors to rear leading on to the garden.

#### FIRST FLOOR LANDING

Well decorated with doors to the bedrooms, bathroom and airing cupboard housing the Combi boiler. Fitted carpet.

#### MASTER BEDROOM 11' 7" x 11' 0" (3.53m x 3.35m)

Very well decorated with a double glazed window to front, fitted carpet. Radiator, TV & telephone points.

**BEDROOM TWO** 11' 0" x 8' 8" (3.35m x 2.64m)

A good sized room with a double glazed window to rear, fitted carpet, radiator.

**BEDROOM THREE** 13' 3" x 9' 6" (4.04m x 2.9m)

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

**BATHROOM**

A modern bathroom comprising a panel enclosed bath with mixer taps, wash hand basin with vanity unit, low level WC, heated towel rail, part tiled walls, double glazed window.

**OUTSIDE**

**FRONT GARDEN**

Driveway to front offering parking for one car.

**REAR GARDEN**

Very well kept with a good sized patio area, artificial lawn, covered area and access to a good sized outbuilding, fence enclosed.

**OUTBUILDING - GYM / OFFICE**

14' 5" x 9' 6" (4.39m x 2.9m)

Well decorated with a double glazed window and door to front, power and light.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

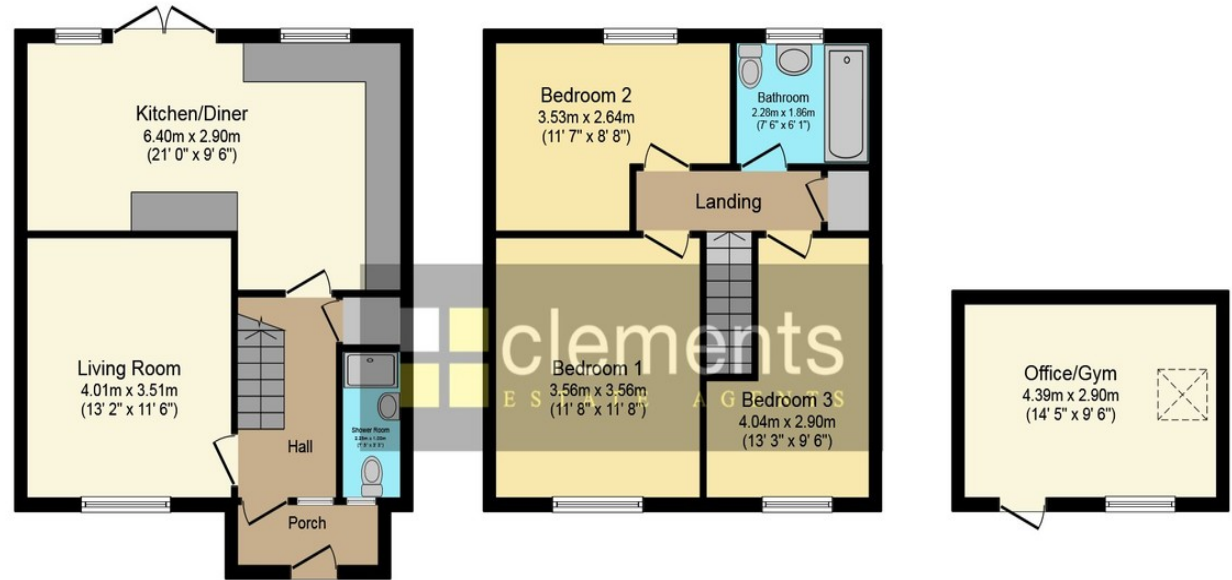
### Contact Details

142 Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1EZ

Email: [sales@clementsestateagents.co.uk](mailto:sales@clementsestateagents.co.uk)

Tel: 01442 214151

[www.clementsestateagents.co.uk](http://www.clementsestateagents.co.uk)



### Ground Floor

Floor area 47.0 sq. m. (506 sq. ft.) approx

### First Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx

### Outbuilding

Floor area 13.0 sq. m. (140 sq. ft.) approx

Total floor area 105.0 sq. m. (1,130 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