

Asking Price Of **£465,000**

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St. Agnells Lane, Grove Hill, Hemel Hempstead HERTS HP2 6EG

Clements are delighted to offer this STUNNING four bedroom detached CHALET-STYLE BUNGALOW offering excellent decorative order and set in this popular residential location set close to amenities. The property offers a superb range of features including spacious room sizes, double glazed conservatory, own driveway to a large double length garage and VERY well kept private rear gardens.

- DETACHED BUNGALOW
- CHALET STYLE
- FOUR BEDROOMS
- GOOD DECORATIVE ORDER
- WELL KEPT GARDENS



Property Description

A STUNNING four bedroom detached CHALET-STYLE BUNGALOW offering excellent decorative order and set in this popular residential location set close to amenities. The property offers spacious room sizes, conservatory, own driveway to a large double length garage & VERY well kept rear gardens.

FRONT DOOR LEADING TO:

ENTRANCE HALLWAY

Well decorated with a double glazed window to front, telephone point, radiator, laminate wood flooring, frosted windows and door leading to the Lounge, doors to:

CLOAKROOM

A modern suite comprising a low level WC, wash hand basin with vanity unit beneath, tiled walls and tiled flooring, radiator, frosted double glazed window to front.

INTEGRAL DOUBLE LENGTH GARAGE

27' 8" x 8' 11" (8.43m x 2.72m)

A good sized garage with an up and over door to front with a further window and door to side leading to the garden, currently used as a gym with a wall mounted boiler to rear, power and light.

STUDY/BEDROOM FOUR 9' 6" x 8' 7" (2.9m x 2.62m)

Well decorated with a double glazed window to front, laminate wood flooring, wall mounted radiator, TV point.

LOUNGE AREA 22' 1" x 17' 7" (6.73m x 5.36m)

A well decorated room with an open plan wooden staircase leading to the first floor, two radiators, feature raised areas, feature fireplace, TV point.

KITCHEN/DINER

DINING AREA 9' 5" x 9' 4" (2.87m x 2.84m)

Well decorated with a double glazed window to rear, fitted carpet, radiator, space for dining table.

KITCHEN 9' 11" x 9' 4" (3.02m x 2.84m)

Comprising a range of wall and floor mounted units with roll top work surfaces and inset sink with drainer and mixer tap, space for a gas cooker with extractor hood over, space for a fridge freezer, part tiled walls, door to:

UTILITY ROOM 10' 2" x 5' 7" (3.1m x 1.7m)

A range of wall and floor mounted units with roll top work surfaces, stainless steel sink with single drainer, space and plumbing for a washing machine, space for an additional fridge freezer, double glazed window and door to side, radiator, tiled floor.

CONSERVATORY 10' 6" x 7' 6" (3.2m x 2.29m)

Double glazed windows to, side and rear, glass roof with double glazed French doors to rear with superb views over the garden.

FIRST FLOOR LANDING

Well decorated with doors to the bedrooms, bathroom and built in airing cupboard, fitted carpet, entrance to the loft.

BEDROOM ONE 14' 5" x 12' 1" (4.39m x 3.68m)

A large well decorated double aspect room with double glazed windows to front and rear, fitted carpet, two wall mounted radiators.

BEDROOM TWO 13' 2" x 12' 5" (4.01m x 3.78m)

Double glazed window to front, radiator, fitted carpet, built in eave storage.

BEDROOM THREE 10' 9" x 10' 7" (3.28m x 3.23m)

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

BATHROOM

A good sized five piece bathroom suite comprising a large panel enclosed corner style bath, separate walk in shower cubicle with wall mounted shower, pedestal wash hand basin, low level WC, Bidet, frosted double glazed window, heated towel rail, part tiled walls.

OUTSIDE

FRONT GARDEN

Driveway to garage offering parking to front, lawned area with a pathway to the front door.

REAR GARDEN

A lovely well kept secluded rear garden benefiting a good sized laid to lawn area, various plants, bushes and shrubs, built in summerhouse, fence and hedge enclosed.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

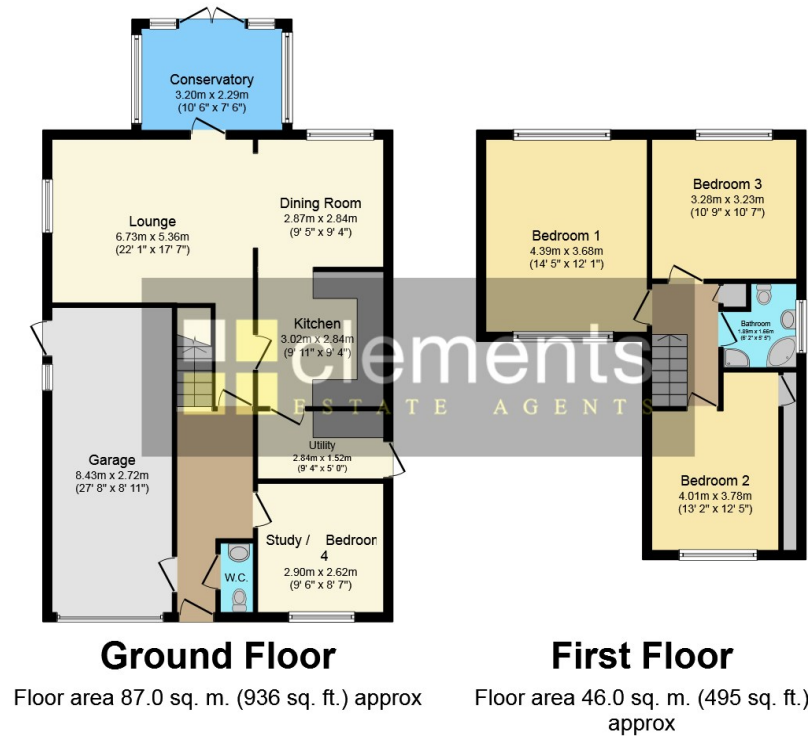
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Total floor area 133.0 sq. m. (1,432 sq. ft.) approx

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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