

**Claymore, Grovehill,
Hemel Hempstead, HERTS, HP2 6LR**



Clements are pleased to offer to the market this superb three bedroom Mid Terrace family home situated in this convenient location. The property offers excellent order with a modern kitchen & bathroom, a feature open planned lounge, conservatory, off street parking, front and rear gardens making this property excellent value for money. View Now!

£249,999 - Freehold

- Mid Terrace Property
- Three Bedrooms
- Very Good Decorative Order
- Conservatory
- Excellent Value for Money
- Off Street Parking
- Close to Amenities
- Viewing Essential

Please call **01442 214151** for an appointment to view this property

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DOUBLE GLAZED DOORS LEADING TO:-

ENTRANCE PORCH

Built in cupboard housing the boiler, gas and electric meters, double glazed doors leading to:-

ENTRANCE HALLWAY

Very well decorated with stairs leading to the first floor, under stairs storage cupboards, wall mounted radiator, laminate wood flooring, coved ceiling, doors leading to:-

OPEN PLAN LOUNGE/KITCHEN 26' 3" x 15' 8" (8m x 4.78m) MAX

LOUNGE AREA

Very well decorated with French style patio doors to rear leading on to the conservatory, feature fireplace, frosted window to rear, wall mounted radiator, TV point, feature glass block walls, Amtico wood flooring. Double doors leading to:-

KITCHEN AREA

A modern fitted kitchen comprising a range of wall and floor mounted units with roll top work surfaces, built in oven with electric hob and extractor hood over, stainless steel sink with mixer taps, tiled splash back area, integrated fridge freezer, space and plumbing for washing machine, double glazed window to front, Amtico wood flooring.

CONSERVATORY 14' 10" x 11' 2" (4.52m x 3.4m)

Double glazed windows and French style patio doors to rear, tiled flooring, wall mounted radiator.

FIRST FLOOR

LANDING

Doors to the bedrooms and bathroom, laminate wood flooring, access to loft access

MASTER BEDROOM 13' 2" x 8' 6" (4.01m x 2.59m) To Wardrobes

Well decorated with a double glazed windows to rear, modern fitted wardrobes, wall mounted radiator, fitted carpet, coved ceiling, TV point.

BEDROOM TWO 10' 11" x 6' 7" (3.33m x 2.01m)

Double glazed window to front, wall mounted radiator, coved ceiling, fitted carpet.

BEDROOM THREE 9' 2" x 6' 11" (2.79m x 2.11m)

Double glazed window to rear. Fitted carpet

BATHROOM

A modern four piece bathroom suite comprising a panel enclosed bath with feature central taps, shower cubicle with wall mounted shower, vanity unit wash hand basin, low level WC, part tiled walls, shaver point, tiled splash backs, heated towel rail, two frosted double glazed windows to front.

OUTSIDE

FRONT GARDEN

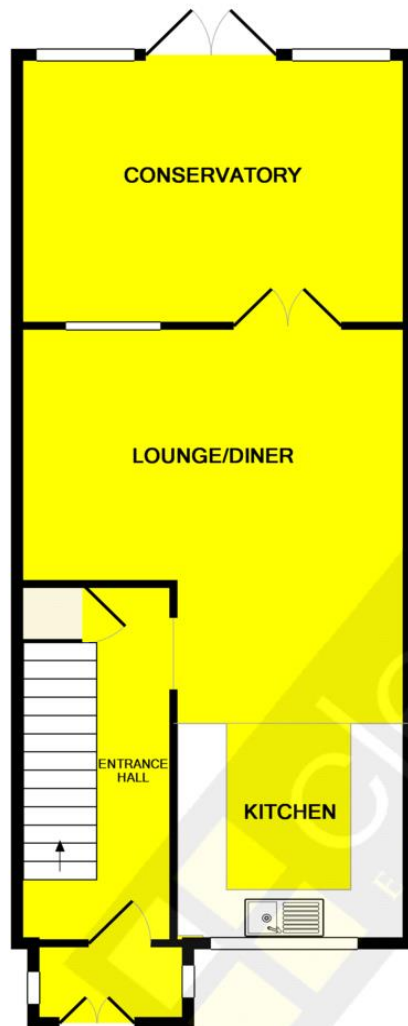
Fence enclosed with driveway offering off street parking to front.

REAR GARDEN

A well kept low maintenance garden, mainly decked with two storage sheds, fence enclosed with potential rear access.

PARKING

Off street parking.

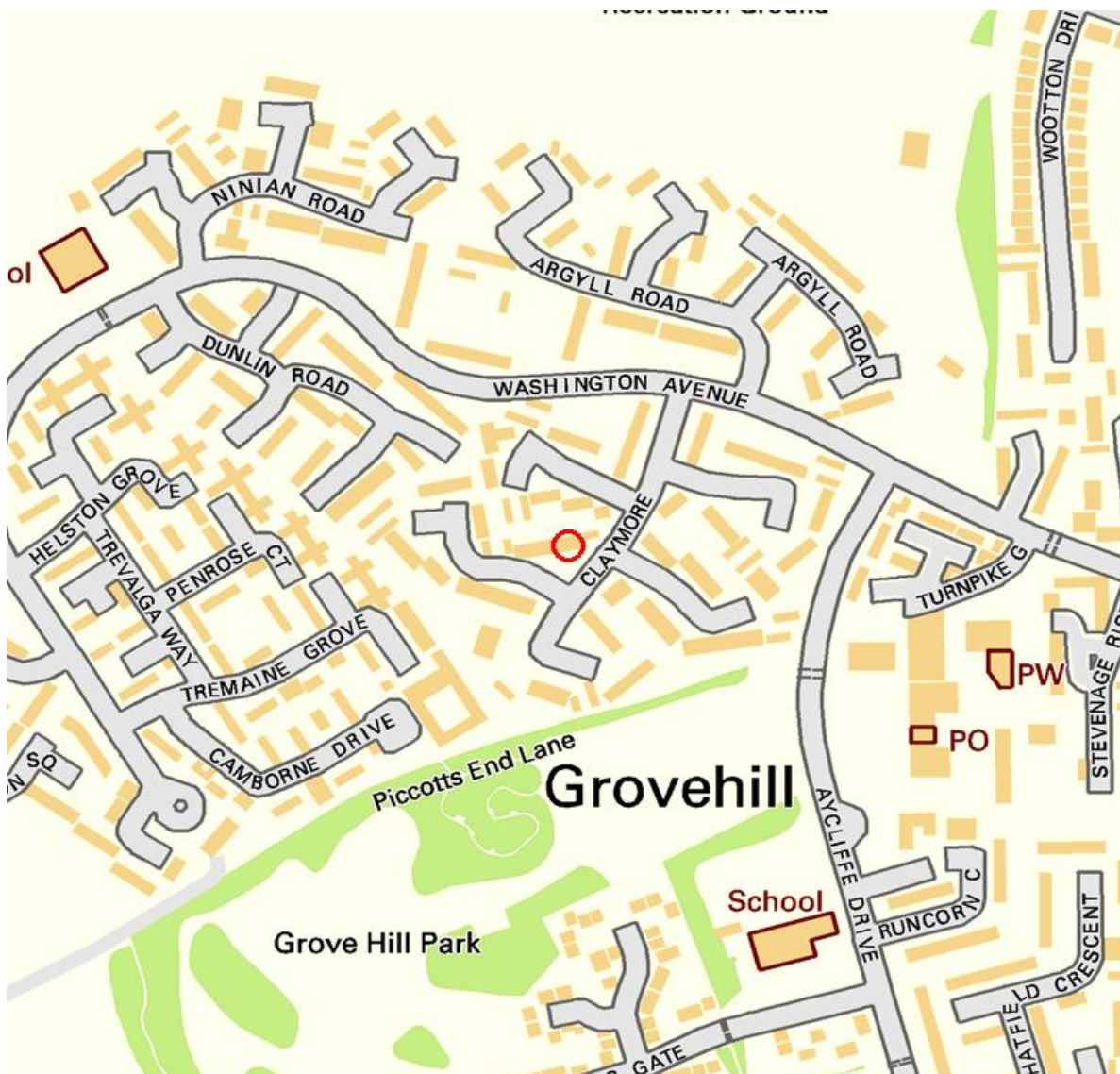


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing Arrangements

Viewings strictly being by appointment only, if you would like to view this property then please contact Clements Estate Agents, phone lines open from 9am to 9pm, 7 days a week.

Disclaimer

1. **MONEY LAUNDERING REGULATIONS 2003** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.
2. These particulars do not constitute part or all of an offer or contract,
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interests to check the working condition of any appliances.
6. Clements Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.