tel: 01442 214151

clements
ESTATE AGENTS

Gadebridge Lane, Gadebridge, Hemel Hempstead, HERTS, HP1 3HF







SALE BY TENDER - Clements are delighted to offer this superb three / four bedroom extended End Town house offering very good decorative order, spacious room sizes and a highly sought after Gadebridge location set close to parkland. The property is situated over three floors and benefits a larger than average plot, double glazing, gas central heating and ideally set close to amenities. Buyers Fees Apply.

Offers over £395,000 - Freehold

- End Town House
- Three Bedrooms
- Good Decorative Order
- Popular Location
- Extended to Side
- Well Kept Gardens
- Close to Gadebridge Park
- Viewing Essential

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

142 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1EZ HP1 1EZ
sales@clementsestateagents.co.uk web: www.clementsestateagents.co.uk

GADEBRIDGE LANE, HEMEL HEMPSTEAD

UPVC DOOR LEADING TO :-

ENTRANCE HALLWAY
Well decorated with stairs leading to the first floor with an under stairs cupboard beneath, fitted carpet, wall mounted radiator, doors to:-

CLOAKROOM
Comprising a wall mounted corner wash hand basin, low level WC frosted double glazed window to front, tiled walls, wall mounted boiler.

INTEGRAL GARAGE 15' 6" x 7' 8" (4.72m x 2.34m)
A very good sized single garage with an up and over door to front, plumbing and space for a washing machine and tumble dryer, power and light, wall mounted fuse box and meters.

KITCHEN/BREAKFAST ROOM 14' 9" x 11' 4" (4.5m x 3.45m)
Comprising a range of modern wall and floor mounted units with roll top work surfaces and inset stainless steel sink with single drainer and mixer taps, built in eye level double oven with gas hob, integral dishwasher, part tiled walls, double glazed windows and French doors to rear leading on to the garden, inset ceiling spot lights, wood effect flooring and space for a breakfast table. Door to:-

DINING ROOM 10' 11" x 10' 10" (3.33m x 3.3m)
A well decorated double aspect room with double glazed windows to side and rear, feature wood block flooring, wall mounted radiator, door to:-

BEDROOM FOUR/STUDY 11' 1" x 10' 11" (3.38m x 3.33m)
A good sized well decorated room comprising an excellent range of fitted wardrobes and cupboards with desk area, double glazed window to side, fitted carpet, wall mounted radiator.

FIRST FLOOR LANDING
Well decorated with stairs to the second floor, fitted carpet, built in airing cupboard, doors to:-

LOUNGE 15' 2" x 14' 10" (4.62m x 4.52m) MAX
A very good sized well decorated room with double glazed windows to rear offering excellent views over the garden, fitted carpet, TV point, wall mounted radiator, inset ceiling spot lights.

BEDROOM TWO 14' 11" x 8' 3" (4.55m x 2.51m)
Well decorated with an excellent range of fitted wardrobes, further built in cupboard, wall mounted radiator, fitted carpet.

SECOND FLOOR LANDING
Well decorated with two built in cupboards, fitted carpet, entrance to the loft, doors to:-

MASTER BEDROOM 14' 11" x 10' 10" (4.55m x 3.3m)
Very well decorated with an excellent range of fitted wardrobes, cupboards and shelving, fitted carpet, wall mounted radiator, double glazed window to rear, fitted carpet, TV point, built in cupboards.

BEDROOM THREE 8' 7" x 8' 3" (2.62m x 2.51m)
Double glazed window to front, fitted carpet, wall mounted radiator.

BATHROOM
A modern bathroom suite comprising a panel enclosed bath with mixer taps and wall mounted shower with fitted shower screen, low level WC, feature wash hand basin with vanity units beneath, tiled walls, heated towel rails, frosted double glazed window to front.

OUTSIDE

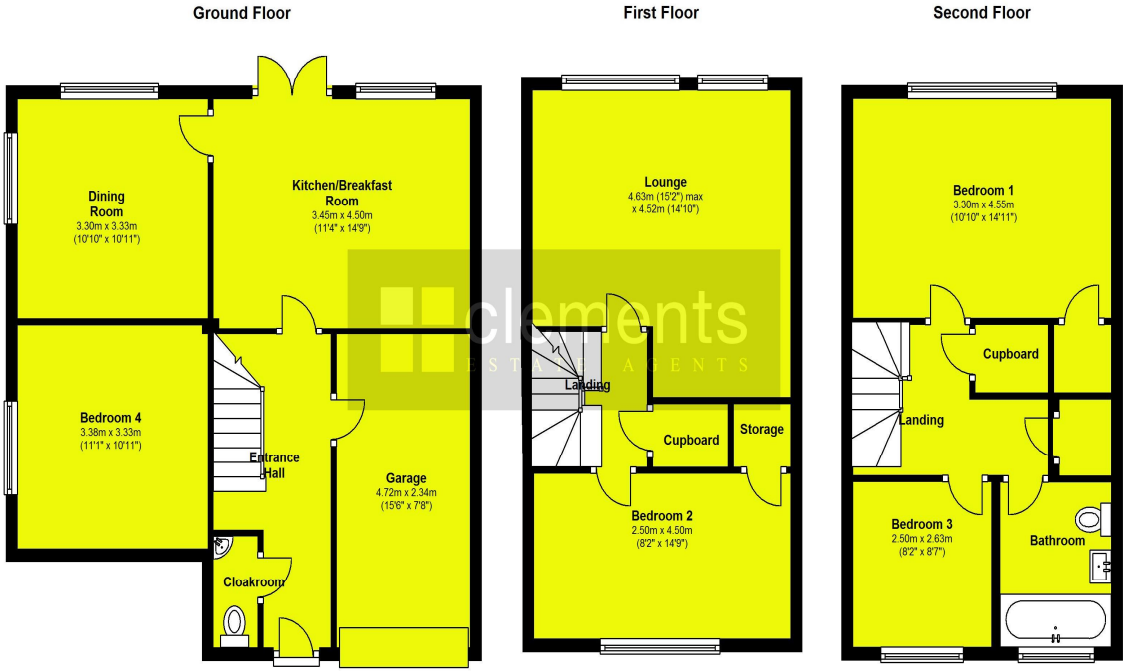
FRONT GARDEN
Own driveway offering parking to front and leading to the garage, larger than average plot to the side which is fence enclosed, mainly laid to lawn with a gate to side. pathway to the front door.

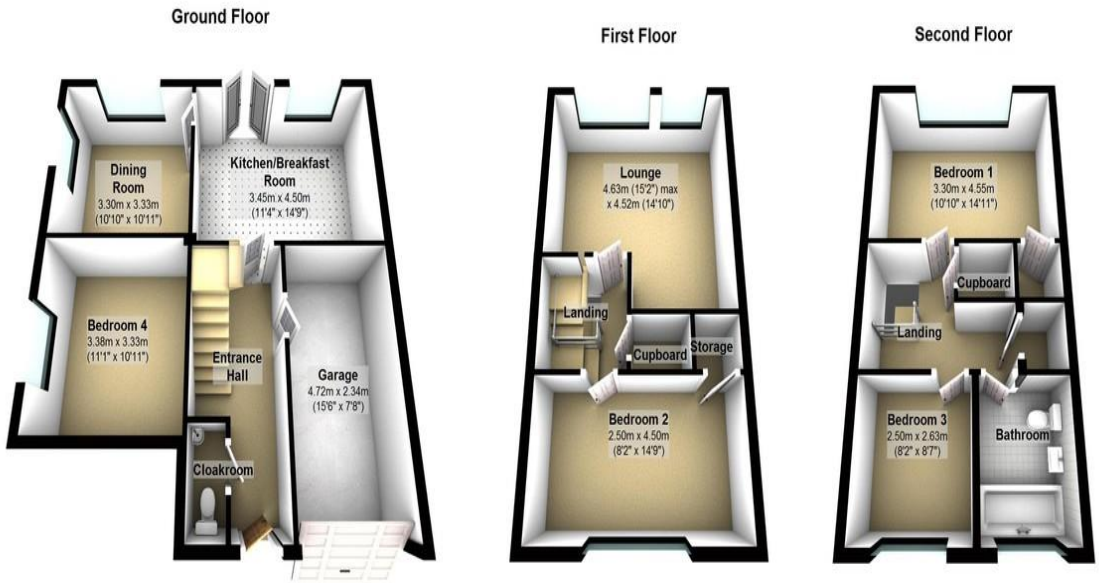
REAR GARDEN
Very well kept with a good sized patio area, mainly laid to lawn with pathways to a further patio area to rear, various bushes and shrubs, fence enclosed with a further plot to side.









Ground Floor
First Floor
Second Floor
Dining Room
3.30m x 3.33m
(10'10" x 10'11")
Kitchen/Breakfast Room
3.45m x 4.50m
(11'4" x 14'9")
Bedroom 4
3.38m x 3.33m
(11'1" x 10'11")
Entrance Hall
Garage
4.72m x 2.34m
(15'6" x 7'8")
Cloakroom
Lounge
4.63m (15'2") max
x 4.52m (14'10")
Landing
Cupboard
Storage
Bedroom 2
2.50m x 4.50m
(8'2" x 14'9")
Bedroom 1
3.30m x 4.55m
(10'10" x 14'11")
Cupboard
Landing
Bedroom 3
2.50m x 2.63m
(8'2" x 8'7")
Bathroom



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 – 6pm Monday, Tuesday, Wednesday
9am – 7pm Thursday, Friday
9am – 4pm Saturday
11am – 3pm Sunday

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 an 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.