

Offers In Excess Of **£220,000**

tel: **01442 214151**



## Hammer Lane, Adeyfield, Hemel Hempstead HERTS HP2 4EU

Clements Estate Agents are pleased to offer this spacious two double bedroom first floor flat offering an excellent range of features including very good decorative order, good sized rooms with a balcony to the front, double glazing, gas central heating, communal gardens and a convenient location set close to good local shops and amenities. VIEWING ESSENTIAL!

- PURPOSE BUILT FLAT
- TWO BEDROOMS
- FIRST FLOOR
- GOOD DECORATIVE ORDER
- SPACIOUS ROOM SIZES



## Property Description

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### COMMUNAL ENTRANCE

Entry phone system with communal security door, stairs leading to the first floor. Front door leading to:

### ENTRANCE HALLWAY

Well decorated with a door to the kitchen and door to:

### LOUNGE/DINER

14' 8" x 13' 6" (4.47m x 4.11m)

A good sized well decorated room with double glazed windows and door leading to the balcony, fitted carpet, wall mounted radiator, TV point, space for a dining table.

### BALCONY

Railing enclosed with a tiled floor.

### KITCHEN

11' 7" x 5' 3" (3.53m x 1.6m)

A modern kitchen comprising a range of wall and floor mounted units with fitted work surfaces and inset sink with drainer, built in oven with hob and extractor hood over, space and plumbing for a washing machine, space for a fridge freezer, part tiled walls, double glazed window.

### LOBBY AREA

Doors to the bedrooms and bathroom, door to a built in cupboard.

## MASTER BEDROOM

14' 4" x 10' 4" (4.37m x 3.15m)

Well decorated with a range of fitted wardrobes with sliding doors, double glazed window, fitted carpet.

## BEDROOM TWO

12' 2" x 9' 3" (3.71m x 2.82m)

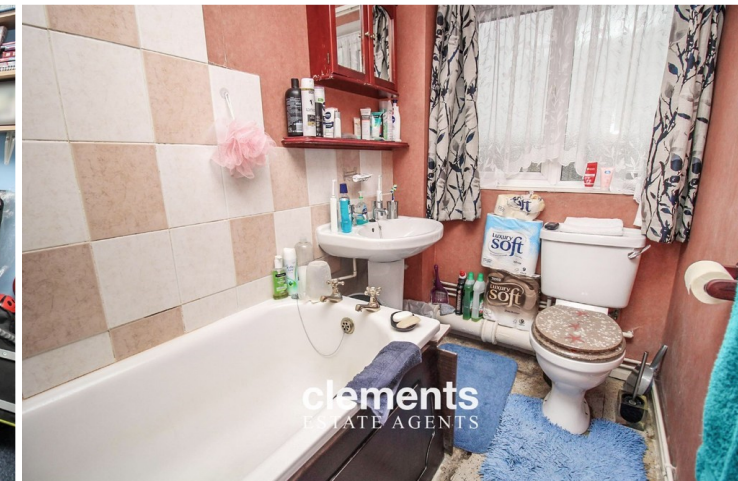
Another good sized room with a double glazed window, wall mounted radiator, fitted carpet.

## BATHROOM

A modern white suite comprising a panel enclosed bath, pedestal wash hand basin, low level WC, frosted double glazed window, part tiled walls.

## OUTSIDE

Communal gardens and clothes drying area.



Tenure **Leasehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

### Contact Details

142 Marlowes

Hemel Hempstead

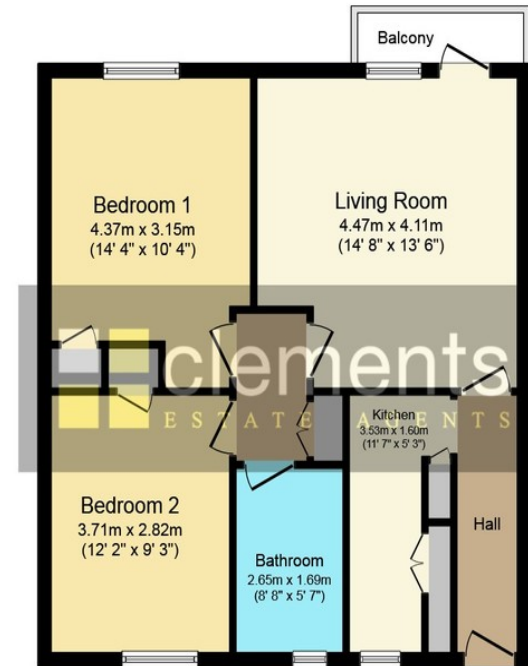
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### Floor Plan

Floor area 61.0 sq. m. (657 sq. ft.) approx

Total floor area 61.0 sq. m. (657 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