

Offers In Excess Of **£425,000**

tel: **01442 214151**



## **Belswains Lane, Nash Mills, Hemel Hempstead HERTS HP3 9PP**

**SALE BY TENDER** -Clements are pleased to offer this truly stunning three bedroom Semi-Detached extended family home offering an excellent range of features including superb decorative order with a modern fitted kitchen and separate utility area, large well established rear gardens, parking, garage and a very convenient residential location ideally situated for good local amenities and transport links including Apsley mainline railway station. BUYERS FEES APPLY. Viewing Essential!

- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- EXCELLENT DECORATIVE ORDER
- CONVENIENT HP3 LOCATION
- CLOSE TO AMENITIES



## Property Description

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### STORM PORCH

Covered area with a UPVC door leading to :-

### ENTRANCE HALLWAY

Very well decorated with a wall mounted radiator with decorative cover over, dado and picture rails, Oak strip wood flooring, stairs to the first floor with an under stairs storage cupboard. Doors to :-

### LOUNGE/DINER 24' 4" x 11' 6" (7.42m x 3.51m)

A large well decorated room with a double glazed bay window to front with fitted shutters, feature fireplace with tiled hearth, Oak surround and mantle, strip wood Oak flooring, two wall mounted radiators, picture rails, glazed doors leading to the galleried mezzanine floor/sitting area, staircase leading to the kitchen.

### UTILITY ROOM 8' 2" x 6' 9" (2.51m x 2.08m)

A modern utility room with a range of wall and floor mounted units, space and plumbing for a washing machine, wall mounted radiator, recessed ceiling lights, wall mounted gas boiler, double glazed window to side and scope to add a downstairs cloakroom if required.

### KITCHEN 12' 9" x 12' 4" (3.89m x 3.76m)

A modern luxury kitchen comprising an excellent range of wall and floor mounted units, roll top work surfaces with a one and a half bowl sink with single drainer, integrated oven with grill, gas hob with stainless steel splash back and extractor hood, built in dishwasher, character vaulted ceiling, chrome recessed ceiling lighting, door to storage basement, double glazed window and door to the garden.

## **BASEMENT**

Useful storage space accessed from the kitchen.

## **FIRST FLOOR LANDING**

Well decorated with doors to the bedrooms and bathroom, built in linen cupboard, access to the loft with fitted water filtration unit.

## **MASTER BEDROOM** 11' 5" x 11' 1" (3.48m x 3.38m)

Well decorated with double glazed window to rear, wall mounted radiator, picture rails.

## **BEDROOM TWO** 11' 1" x 8' 9" (3.4m x 2.69m)

Well decorated with a double glazed window to front, wall mounted radiator, picture rails.

## **BEDROOM THREE** 8' 2" x 8' 2" (2.49m x 2.49m)

Double glazed window to front, wall mounted radiator, picture rails, double width built in wardrobe.

**BATHROOM** A modern white suite with chrome fittings comprising a panel enclosed bath tiled shower cubicle with fitted wall mounted shower, pedestal wash hand basin, low level WC, wall mounted tiling, double glazed window to rear.

## **OUTSIDE**

### **FRONT**

Off street parking for several cars with driveway and wrought iron gates to side.

## **REAR GARDEN**

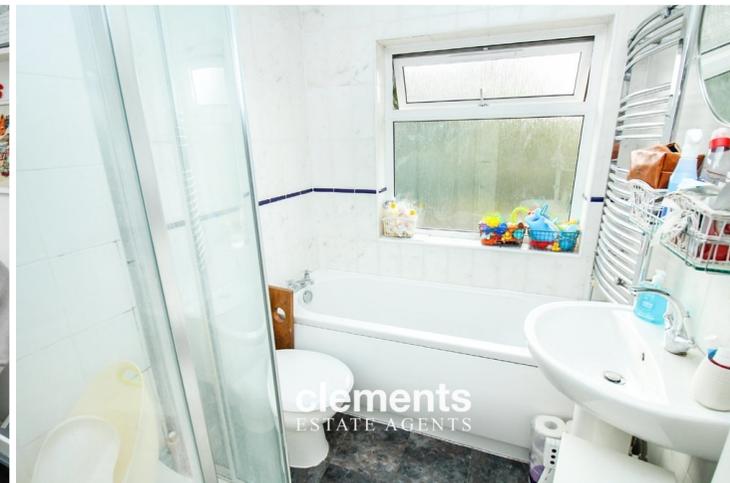
A good sized well kept garden pleasantly arranged with a good sized patio area, two lawn areas with an excellent range of flower and shrub borders, decorative slate bed areas, leading to :

## **TIMBER STORAGE SHED**

Opening to the front.

## **GARAGE**

A good sized garage with power and light.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

### Contact Details

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Hemel Hempstead

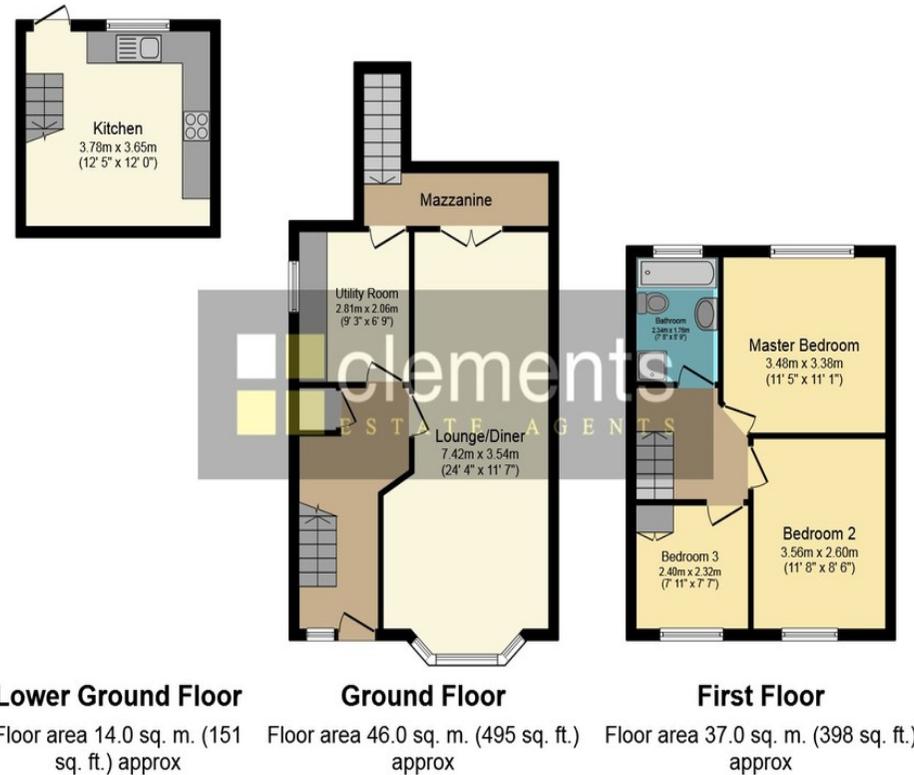
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Total floor area 97.0 sq. m. (1,044 sq. ft.) approx

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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