

Asking Price Of **£500,000**

tel: **01442 214151**



Fairway, Nash Mills, Hemel Hempstead HERTS HP3 9TP

SALE BY TENDER - (Buyers fees Apply) Clements Estate Agents are delighted to market this WONDERFUL 3 Bedroom Semi-Detached extended family home with a beautifully designed loft conversion, a stylish single story extension to offer a large open plan Kitchen area. Other benefits include superb decorative order, spacious room sizes and a popular Nash Mills location set within easy reach of Apsley railway station. VIEWING ESSENTIAL!

- SEMI-DETACHED HOME
- THREE DOUBLE BEDROOMS
- EXCELLENT DECORATIVE ORDER
- LOVELY KITCHEN/BREAKFAST ROOM
- WELL KEPT GARDENS



Property Description

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ENTRANCE

Double glazed door leading to:

PORCH

Wooden glazed door leading to:

HALLWAY

Very well decorated with stairs leading to the first floor, wall mounted radiator, wood effect flooring, doors to:

CLOAKROOM

Comprising a low level WC, corner wash hand basin, frosted double glazed window to front, part tiled walls, radiator, wood effect flooring.

LOUNGE AREA 14' 10" x 10' 10" (4.52m x 3.3m)

Very well decorated with a double glazed window to front, TV point, wood effect flooring, built in storage cupboard, wall mounted radiator, leading to:

DINING ROOM 8' 11" x 8' 0" (2.72m x 2.44m)

Well decorated with a double glazed window to rear, wood effect flooring, wall mounted radiator, leading to:

KITCHEN/BREAKFAST ROOM

18' 11" x 10' 11" (5.77m x 3.33m)

A modern luxury fitted kitchen comprising an excellent range of wall and floor mounted units with roll top work surfaces and central island/breakfast bar, stainless steel sink with drainer, an inset stainless steel 'Neff' eye level oven with ceramic hob and extractor hood, plumbing and space for washing machine and tumble dryer, space for fridge freezer, built in storage cupboard, further door to the internal hallway, double glazed window to rear and double glazed door to side leading to the garden.

FIRST FLOOR LANDING

Well decorated with fitted carpet, a further staircase to the second floor, double glazed door to the side.

BEDROOM TWO 14' 6" x 7' 4" (4.42m x 2.24m)

Very well decorated with a double glazed window to front, wall mounted radiator, fitted carpet.

BEDROOM THREE 11' 6" x 8' 10" (3.51m x 2.69m)

Well decorated with a fitted wardrobes, double glazed window to rear, radiator, fitted carpet.

BATHROOM

A modern well decorated bathroom suite comprising a panel enclosed bath with a wall mounted shower & fitted shower screen, WC, wash hand basin with vanity unit beneath, frosted double glazed window to front, heated towel rail with under floor heating, tiled walls & tiled floor.

SECOND FLOOR

MASTER BEDROOM 18' 6" x 9' 1" (5.64m x 2.77m)

Very well decorated with a skylight window to front and double glazed window to rear, fitted wardrobes and built in eave storage, fitted carpet, TV point, door to:

EN SUITE SHOWER ROOM

Comprising a walk in shower area with a rainfall style shower head, low level WC, wash hand basin with vanity unit beneath, heated towel rail with under floor heating, tiled walls and flooring, frosted double glazed window to rear.

OUTSIDE

REAR GARDEN

A large raised patio area, fence enclosed with steps leading to a mainly laid to lawn garden, fence enclosed with wooden shed to rear.

FRONT GARDEN

Block paving to front offering parking for several cars.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

142 Marlowes

Hemel Hempstead

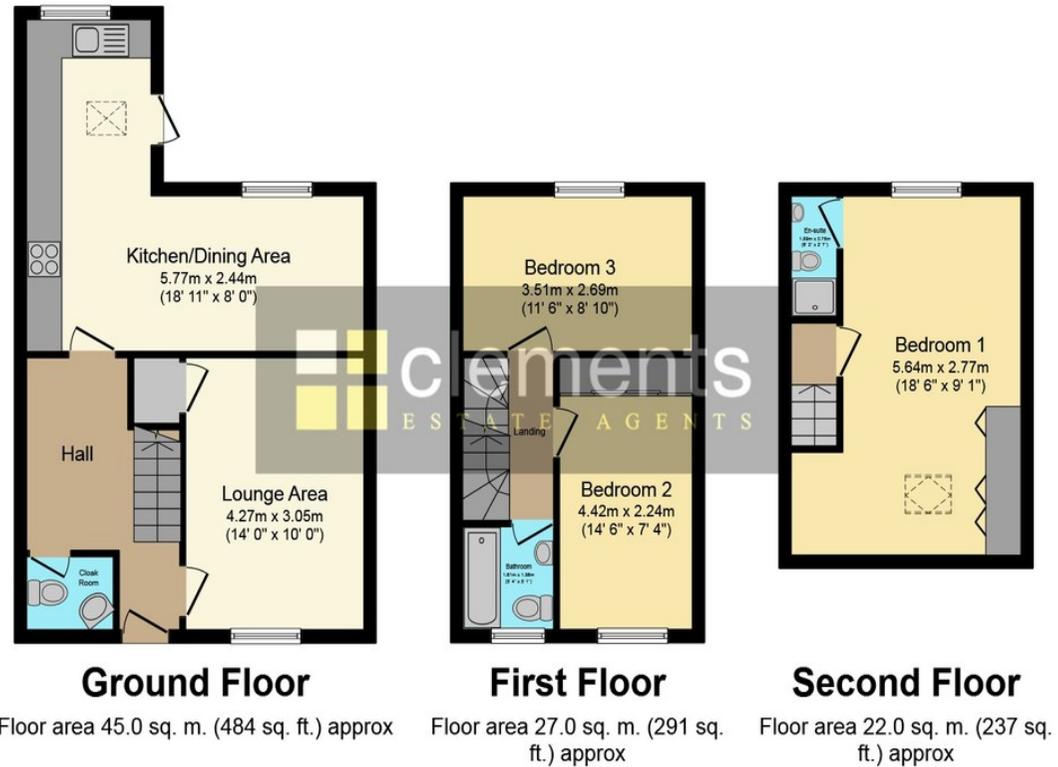
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Total floor area 94.0 sq. m. (1,012 sq. ft.) approx

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