

Asking Price Of **£390,000**

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## **Barnfield, Nash Mills, Hemel Hempstead HERTS HP3 9QH**

Clements are delighted to offer this lovely THREE bedroom End of Terrace family home benefiting a superb range of features including good decorative order, spacious room sizes, good sized garden with a feature decked patio area, off street parking and a popular Nash Mills location set close to good local amenities and transport links making viewing very much essential!

- End of Terrace Property
- Three Bedrooms
- Good Decorative Order
- Off Street Parking
- Well Kept Gardens





## Property Description

Clements are delighted to offer this lovely THREE bedroom End of Terrace family home benefiting a superb range of features including good decorative order, spacious room sizes, good sized garden with a feature decked patio area, off street parking and a popular Nash Mills location set close to good local amenities and transport links.

### UPVC FRONT DOOR TO:-

#### ENTRANCE HALLWAY

Well decorated with stairs leading to the first floor with an under stairs recess beneath, wall mounted radiator, leaded double glazed window to front, built in storage cupboard, coved ceiling, laminate wood flooring. Doors to:-

### LOUNGE AREA 12' 3" x 9' 9" (3.73m x 2.97m)

Well decorated with a leaded double glazed window to front, wall mounted radiator, TV point, laminate wood flooring, inset ceiling spot lights. Leading to:-

### DINING AREA 14' 10" x 10' 9" (4.52m x 3.28m)

Well decorated with an inset gas fire, double glazed French doors to rear leading on to the decking area, laminate wood flooring.

### KITCHEN 10' 8" x 8' 7" (3.25m x 2.62m)

Comprising a range of wall and floor mounted units with roll top work surfaces and an inset one and a half bowl sink with drainer and mixer taps, inset stainless steel oven with gas hob and extractor hood over, plumbing and space for a washing

machine, space for an American style Fridge Freezer, wall mounted radiator, double glazed door to side and a double glazed window to rear, part tiled walls.

### FIRST FLOOR LANDING

Well decorated with doors to the bedrooms and bathroom, fitted carpet, coved ceiling and entrance to the loft, leaded double glazed window to the side.

### MASTER BEDROOM 12' 3" x 11' 5" (3.73m x 3.48m)

Well decorated with leaded double glazed windows to the front, built in wardrobe, fitted carpet, wall mounted radiator.

**BEDROOM TWO** 11' 1" x 10' 2" (3.38m x 3.1m)

Well decorated with a double glazed window to rear, wall mounted radiator, built in wardrobe, fitted carpet.

**BEDROOM THREE** 8' 4" x 8' 1" (2.54m x 2.46m)

Well decorated with a leaded double glazed window to the front, fitted carpet, wall mounted radiator, built in cupboard.

**BATHROOM**

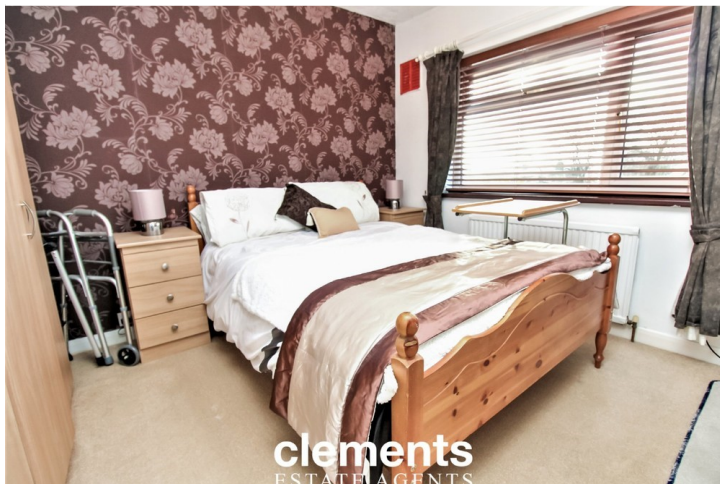
Comprising a panel enclosed bath with mixer taps and shower attachment, further wall mounted shower above with a fitted shower screen, pedestal wash hand basin, low level WC, frosted double glazed window to side, part tiled walls, inset ceiling spot lights.

**OUTSIDE****FRONT GARDEN**

Block paving to front offering parking for several cars, access to the front door and access to the side via gate.

**REAR GARDEN**

A lovely decked railing enclosed patio area leading to a shingled area and a laid to lawn area to rear, various plants and shrubs, wooden and brick built sheds to side, fence enclosed.





Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

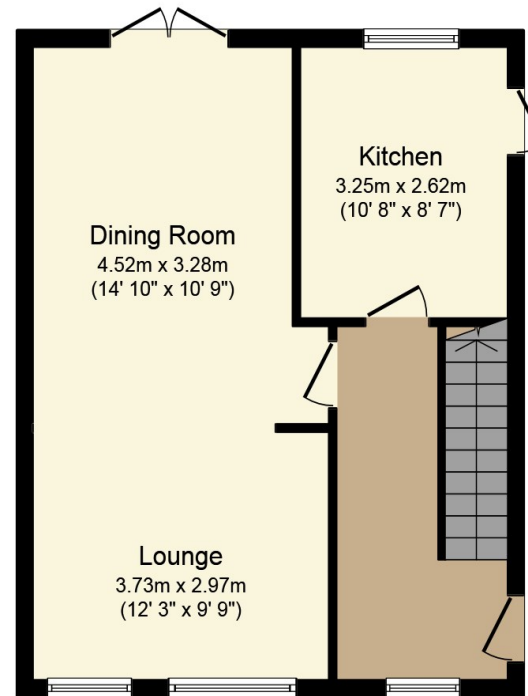
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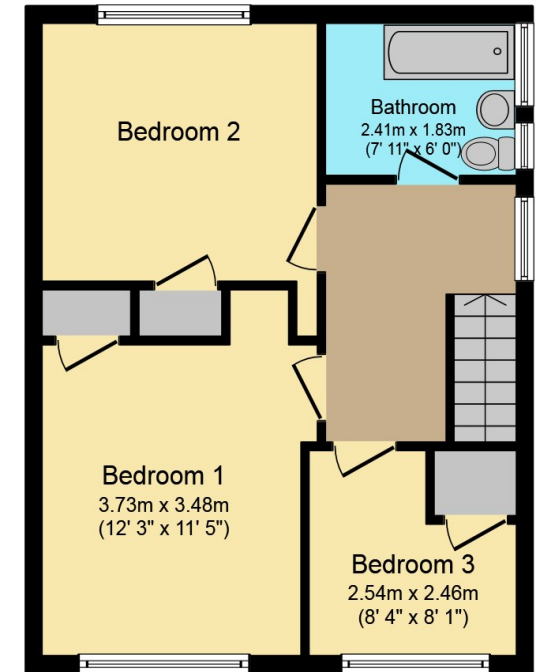
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**Ground Floor**



**First Floor**

Total floor area 91.0 sq. m. (980 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.