



## Imperial Way, Hemel Hempstead, HP3 9FJ

**£560,000**

Situated in this highly sought after canal side development is this spacious townhouse. Boasting four bedrooms, en suites to master bedroom and bedroom two, 19'0 kitchen/breakfast room, utility room, downstairs cloakroom, 16'7 lounge, gas central heating, double glazing, off road parking, garage and is being sold with the benefit of no upper chain.

Located in Apsley Lock with its local shop, restaurants, coffee shops and within easy reach of Apsley mainline station with access to London Euston within 28 minutes and the M1, M25 and A41 road links.

## Entrance Hall



Front door, tiled floor, storage cupboard, coving, radiator, under stairs cupboard and door to garage.

## Cloakroom

Low level wc, pedestal wash hand basin, extractor fan, tiled floor and radiator.

## Kitchen/Breakfast Room 19'0 x 12'3 (5.79m x 3.73m )



Fitted kitchen with wall and base units and work surfaces to compliment, stainless steel sink with drainer and mixer tap, tiled splash backs, gas hob with cooker hood over, electric oven, plumbing for dishwasher, breakfast bar, tiled flooring, double glazed window and door to garden.

## Utility Room 9'1 x 4'9 (2.77m x 1.45m)



Base units with work surfaces to compliment, stainless steel two bowl sink with mixer tap, plumbing for washing machine, tiled splashbacks, radiator and tiled floor.

## First Floor Landing



Coved and stairs to second floor.

### Lounge 16'7 x 14'6 (5.05m x 4.42m)



Two double glazed windows, two radiators, coving and TV point.

### Bedroom Three 12'2 x 9'6 (3.71m x 2.90m)



Double glazed window and radiator

### Bedroom Four 12'5 x 9'0 (3.78m x 2.74m)



Double glazed window and radiator.

### Bathroom

Panelled bath with mixer tap and shower attachment, wash hand basin, low level wc with hidden cistern, part tiled and radiator.

### Second Floor Landing

Loft access, airing cupboard and radiator.

### Bedroom One 19'3 x 12'6 (5.87m x 3.81m )



Two double glazed windows and two radiators.

### En Suite



Panelled bath with mixer tap, shower cubicle, low level wc with hidden cistern, wash hand basin, radiator, extractor fan and part tiled.

**Bedroom Two 13'10 max x 12'4 max (4.22m max x 3.76m max)**



Two double glazed windows, two radiators and fitted wardrobes.

**En Suite**

Double glazed window, shower cubicle, pedestal wash hand basin, low level wc with hidden cistern, radiator, part tiled walls and tiled flooring.

**Front**

Paved with off road parking/

**Rear Garden**



Laid to lawn.

**Garage 18'5 x 8'9 (5.61m x 2.67m)**

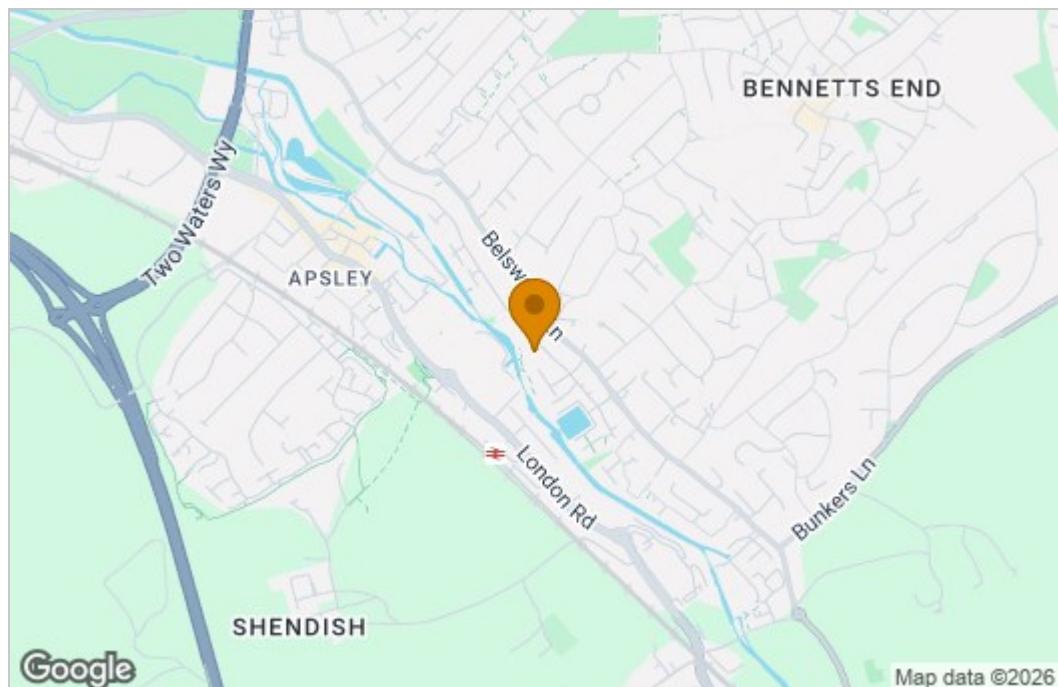
## Floor Plan



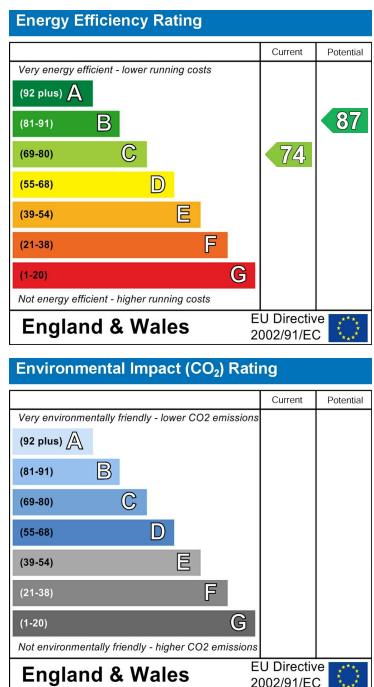
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## Area Map



## Energy Efficiency Graph



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