Clements estate agents









Shearwater Road, Hemel Hempstead, HP3 0GB

Offers In Excess Of £725,000

Located in the highly sought after Aspen Park development is this modern and spacious detached family home on a corner plot. Boasting five bedrooms, 19'0 living room, family room, 14'11 kitchen/diner, utility area, en suite to master bedroom, gas central heating, double glazing, downstairs cloakroom, off road parking with large frontage. and is well presented throughout.

Situated within easy reach of Aplsey and Hemel Hempstead train stations with fast access to London, Hemel Hempstead town centre, local schooling and the M25, M1 and A41 road links.

Entrance Hall



Double glazed front door, half panelled walls and stairs to first floor.

Cloakroom



Low level wc, pedestal wash hand basin, radiator, tiled flooring and part tiled walls.

Living Room 19'0 x 11'6 (5.79m x 3.51m)



Double glazed window, radiator, TV point and double glazed french doors to garden.

Family Room 11'2 x 9'10 (3.40m x 3.00m)



Double glazed window, dado rail and radiator.

Kitchen/Diner 14'11 x 11'2 (4.55m x 3.40m)



Modern fitted kitchen with wall and base units with work surfaces to compliment, sink with drainer and mixer tap, gas hob with cooker hood over, double electric oven, integrated fridge freezer, integrated dishwasher, tiled flooring, radiator, double glazed window and double glazed french doors to garden.

Utility Area 6'7 x 4'11 (2.01m x 1.50m)



Double glazed window, wall and base units with work surfaces to compliment, stainless steel sink with drainer, tiled flooring and integrated washing machine.

First Floor Landing
Double glazed window, airing cupboard and radiator.

Bedroom One 12'2 x 11'2 (3.71m x 3.40m)



Double glazed window, radiator, panelled wall and fitted wardrobes.

En Suite



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

Bedroom Four 11'6 x 9'10 (3.51m x 3.00m)



Double glazed window and radiator.

Bedroom Five 9'10 x 8'10 (3.00m x 2.69m)



Double glazed window and radiator

Bathroom



Double glazed window, panelled bath with mixer tap and shower over, wash hand basin, low level wc with hidden cistern, tiled flooring and tiled walls.

Second Floor Landing
Two built in storage cupboard.

Bedroom Two 13'1 x 11'6 (3.99m x 3.51m)



Two double glazed windows and radiator.

Bedroom Three 11'10 x 11'6 (3.61m x 3.51m)



Double glazed window, radiator and fitted wardrobes.

Shower Room



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

Front Garden
Laid to lawn with pathway to front door.

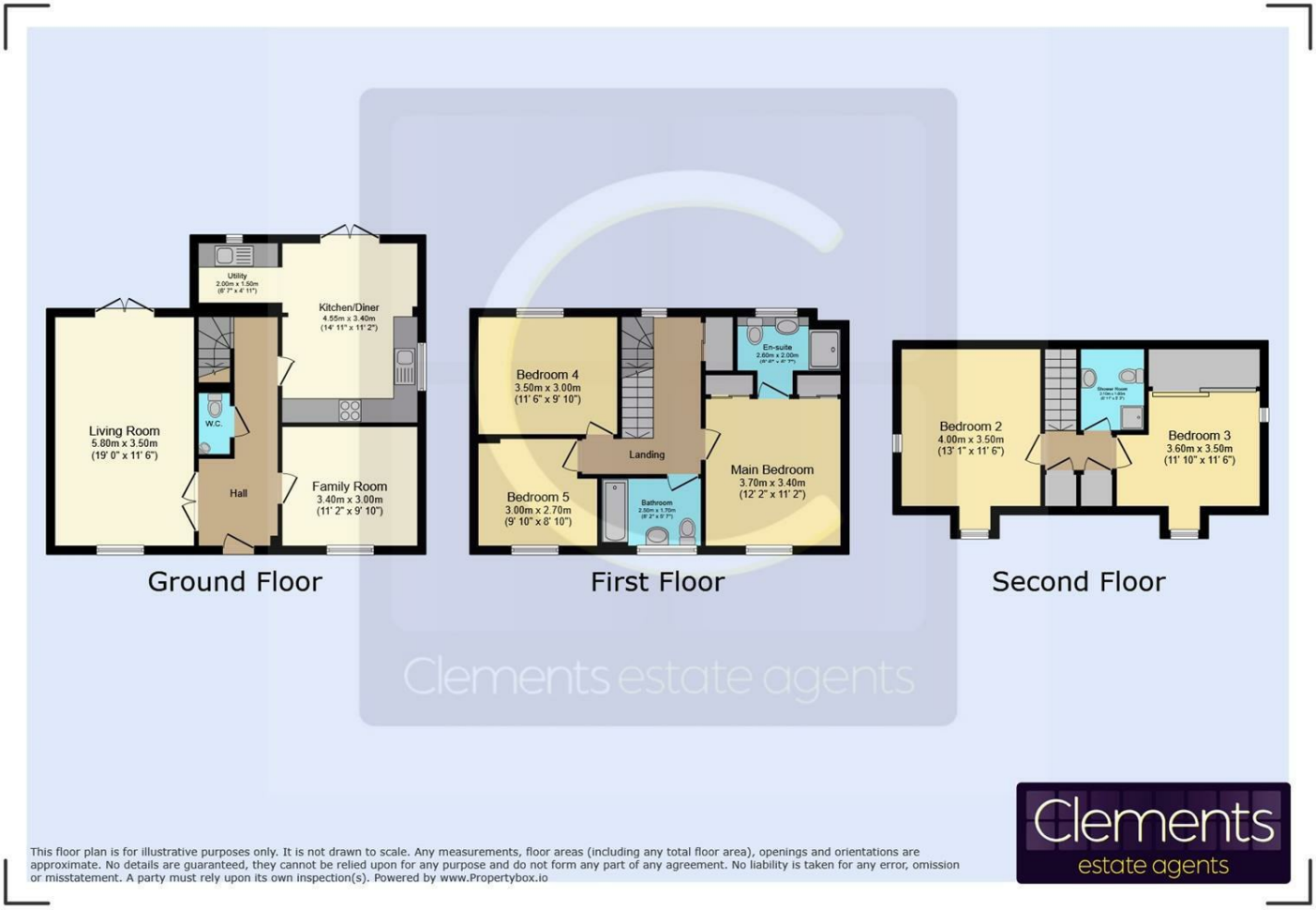
Rear Garden



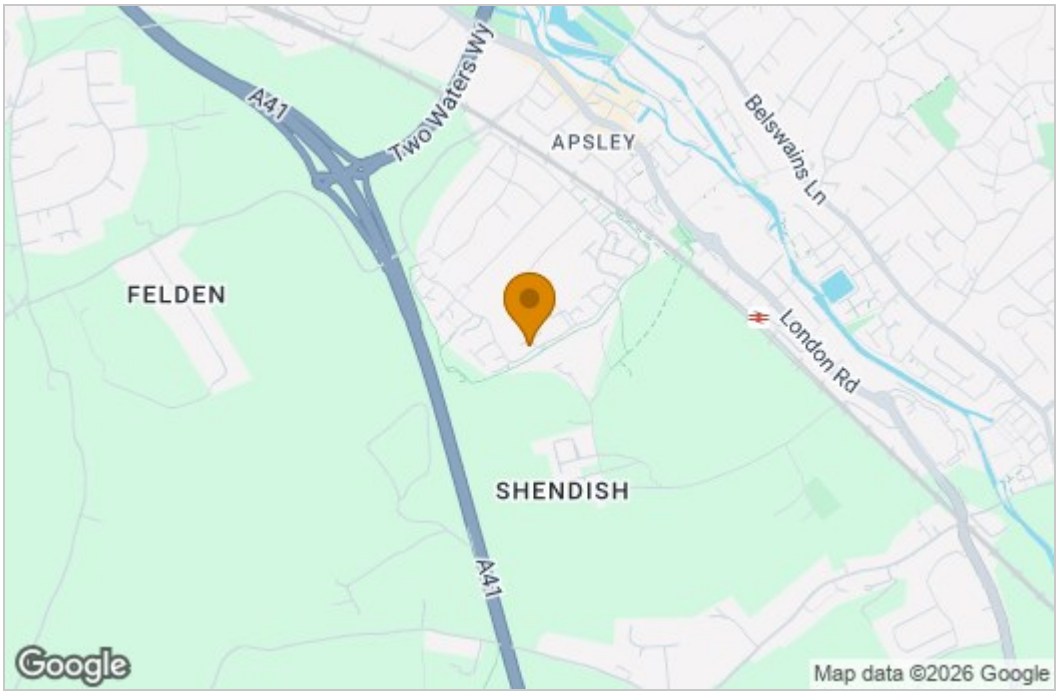
Laid to lawn with patio area and side access.

Off Road Parking

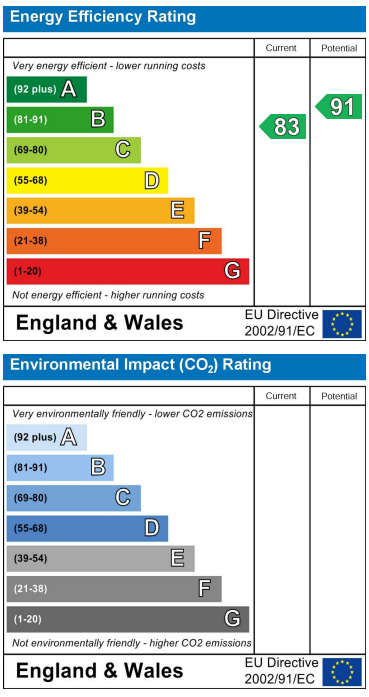
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

45 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LD
Tel: 01442 214151 Email: sales@clementsestateagents.co.uk https://www.clementsestateagents.co.uk