

Ellingham Road , Hemel Hempstead, HP2 5LE

Clements Estate Agents are delighted to offer this superb FOUR bedroom detached executive family home in sought after location. The property benefits driveway parking for six vehicles, garage, excellent decorative order with a beautiful fitted kitchen and utility room, large lounge & formal dining room and a good sized conservatory leading to patio seating area and 100 ft plus rear garden. VIEWING ESSENTIAL!

Offers In Excess Of £700,000

1 Ellingham Road

, Hemel Hempstead, HP2 5LE



- DETACHED FAMILY HOME
- SPACIOUS ROOM SIZES
- POPULAR LOCATION
- VIEWING ESSENTIAL
- FOUR BEDROOMS
- OFF STREET PARKING
- GARAGE
- EXCELLENT DECORATIVE ORDER
- LARGE GARDENS
- CLOSE TO AMENITIES

DESCRIPTION

ENTRANCE PORCH

ENTRANCE HALLWAY

DOWNSTAIRS CLOAKROOM

LOUNGE

13'9" x 12'8" + BAY (4.19 x 3.86 + BAY)

DINING ROOM

19'5" x 10'6" (5.92 x 3.2)

KITCHEN

20'5" x 11'2" extending to 19'4" (6.22 x 3.40 extending to 5.89)

UTILITY ROOM

6'5" x 5'11" (1.96 x 1.8)

CONSERVATORY

18'5" x 10'8" (5.61 x 3.25)

FIRST FLOOR LANDING

MASTER BEDROOM

14'0" x 10'5" (4.27 x 3.18)

EN SUITE

BEDROOM TWO

15'8" x 7'8" (4.78 x 2.34)

BEDROOM THREE

11'5" x 11'3" (3.48 x 3.43)

BEDROOM FOUR

11'7" x 8'5" (3.53 x 2.57)

BATHROOM

FRONT GARDEN

REAR GARDEN

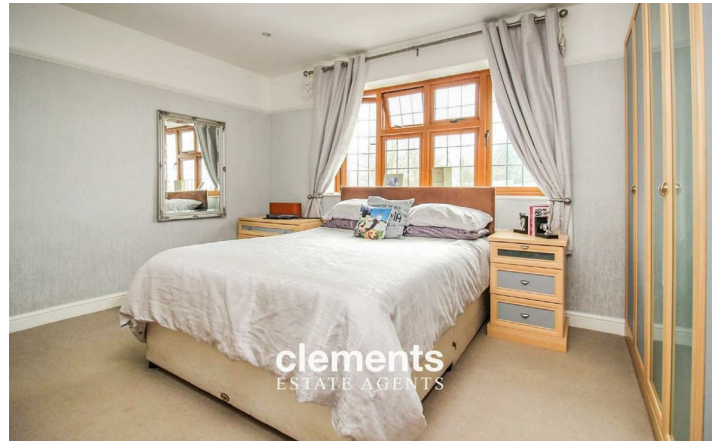
GARAGE

16'2" x 8'5" (4.93 x 2.57)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor Plan



Total floor area 183.0 sq. m. (1,970 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

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.

