



Clements estate agents



Butterfly Crescent, Hemel Hempstead, HP3 9GS Offers In Excess Of £450,000

Offered in excellent decorative order is this modern terraced home with in the sought after Nash Mills Wharf canal side development. Boasting three bedrooms (third bedroom currently open to main bedroom and used as a dressing room) 13'5 fitted kitchen, living room, gas central heating, double glazing, en suite to main bedroom, downstairs cloakroom and two allocated parking spaces. Situated within easy reach of Apsley Station the M1, M25 and A41 road links and Kings Langley village this is a must see.

Entrance Hall



Double glazed door to front, radiator and stairs to first floor.

Living Room 15'7 x 12'4 (4.75m x 3.76m)

Double glazed window and french doors to garden, understairs storage cupboard, TV point and radiator.

Kitchen 13'5 x 8'4 (4.09m x 2.54m)



Modern fitted kitchen with wall and base units with stone work surfaces to compliment, gas hob with cooker hood over, double electric oven, double glazed bay window, sink with mixer taps, radiator, tiled flooring, TV point, integrated washer/dryer, integrated fridge/freezer and integrated dishwasher.

Downstairs Cloakroom



Frosted double glazed window, low level wc, wash hand basin, radiator, tiled flooring and part tiled walls.

Landing



Airing cupboard housing Vallant boiler with 8 year warranty, radiator and loft access.

Bedroom One 15'9 max x 8'8 (4.80m max x 2.64m)



Double glazed window, radiator with double doors leading to third bedroom which is currently being used as a dressing room.

En Suite



Double shower cubicle with power shower, low level wc, wash hand basin, heated towel rail, extractor fan, tiled flooring and part tiled.

Bedroom Two 9'11 x 8'6 (3.02m x 2.59m)



Vaulted ceiling, double glazed bay window, fitted wardrobes and radiator.

Bedroom Three (currently dressing room) 9'6 x 6'7 (2.90m x 2.01m)



Currently open to the main bedroom and used as a dressing room. Double glazed window, radiator and fitted wardrobes.

Bathroom



Frosted double glazed window, bath with mixer taps and shower attachment, wash hand basin, lower level wc with hidden cistern, tiled floor and part tiled walls.

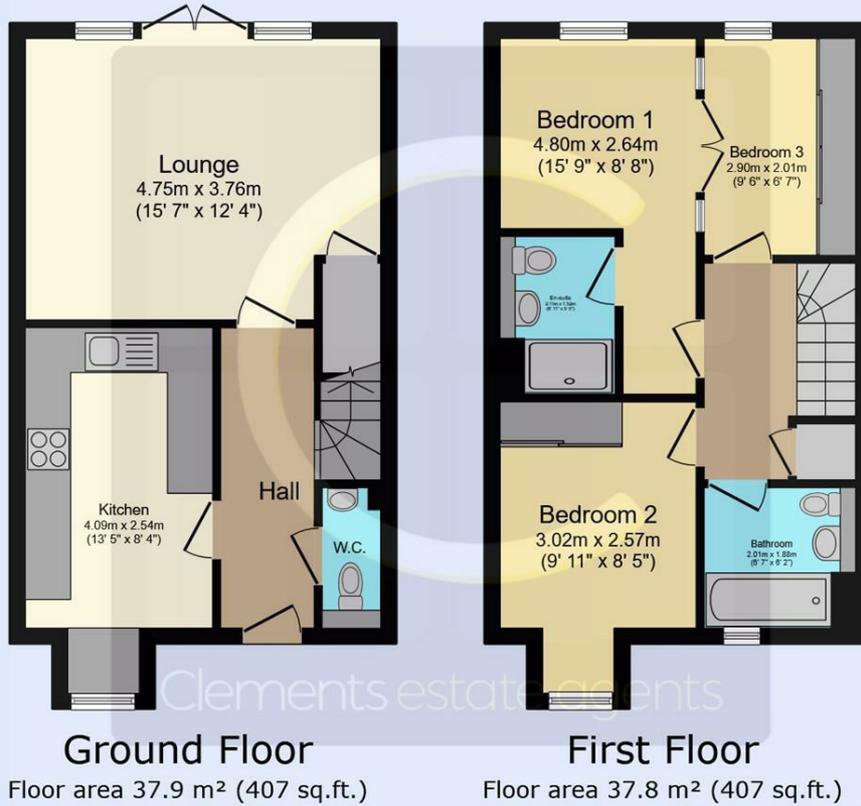
Rear Garden

Laid to lawn, patio area with pathway to rear and rear access.

Allocated Parking

Two allocated parking spaces.

Floor Plan

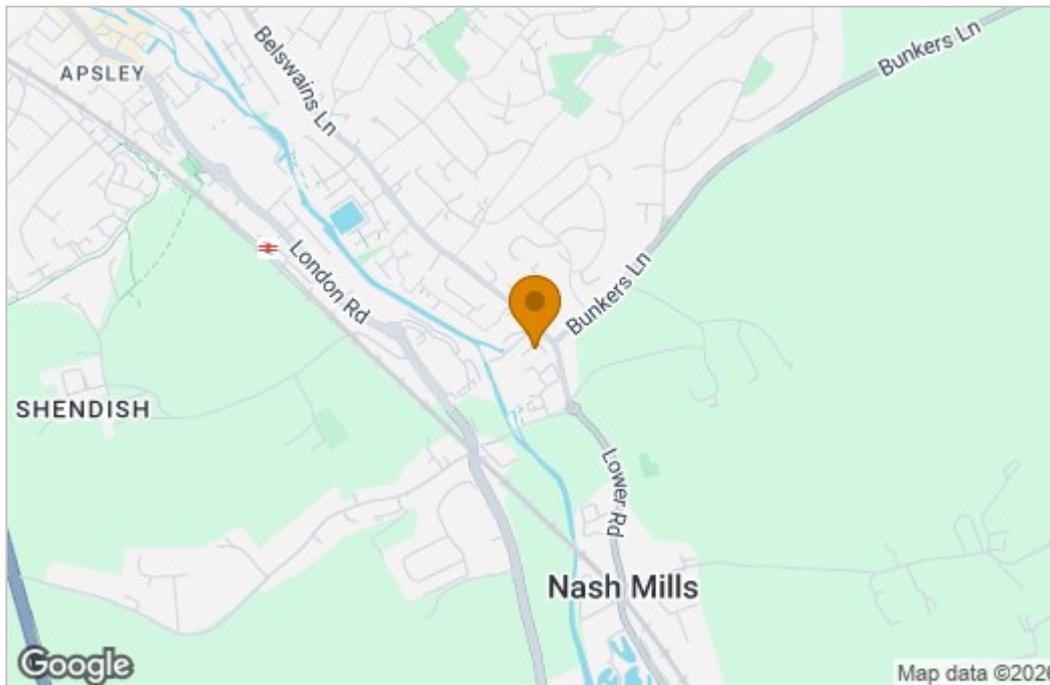


TOTAL: 75.7 m² (815 sq.ft.)

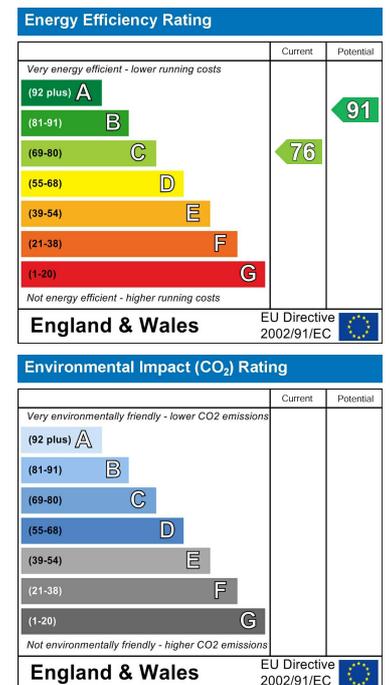
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Area Map



Energy Efficiency Graph



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