



## Westerdale, Hemel Hempstead, HP2 5TX

### Asking Price £220,000

Clements are delighted to market this stunning ground floor SHARE OF FREEHOLD maisonette situated within a stones throw of local schools and amenities. The property benefits from DRIVEWAY PARKING, beautiful open plan living/kitchen area, double bedroom, modern bathroom and a great sized landscaped rear garden. VIEW IT OR MISS OUT.

**Living Room 16'10 x 14'7 (5.13m x 4.45m)**

UPVC door to front, double glazed window, storage cupboard, wall mounted electric heater

**Fitted Kitchen 12'5 x 8'5 (3.78m x 2.57m)**

Double glazed window, double glazed door to garden, wall and base units with work surfaces to compliment, stainless steel sink with drainer, electric oven, electric hob with cooker hood over, tiled splashbacks and plumbing for washing machine.

**Bedroom 12'7 x 8'8 (3.84m x 2.64m)**

Double glazed doors to garden and wall mounted electric heater.

**Bathroom**

Panelled bath with mixer taps and shower over, low level wc, wash hand basin, heated towel rail and fully tiled walls and flooring.

**Off Road Parking****Rear Garden**

Laid to lawn, decking, paved to rear and shed.

## Floor Plan

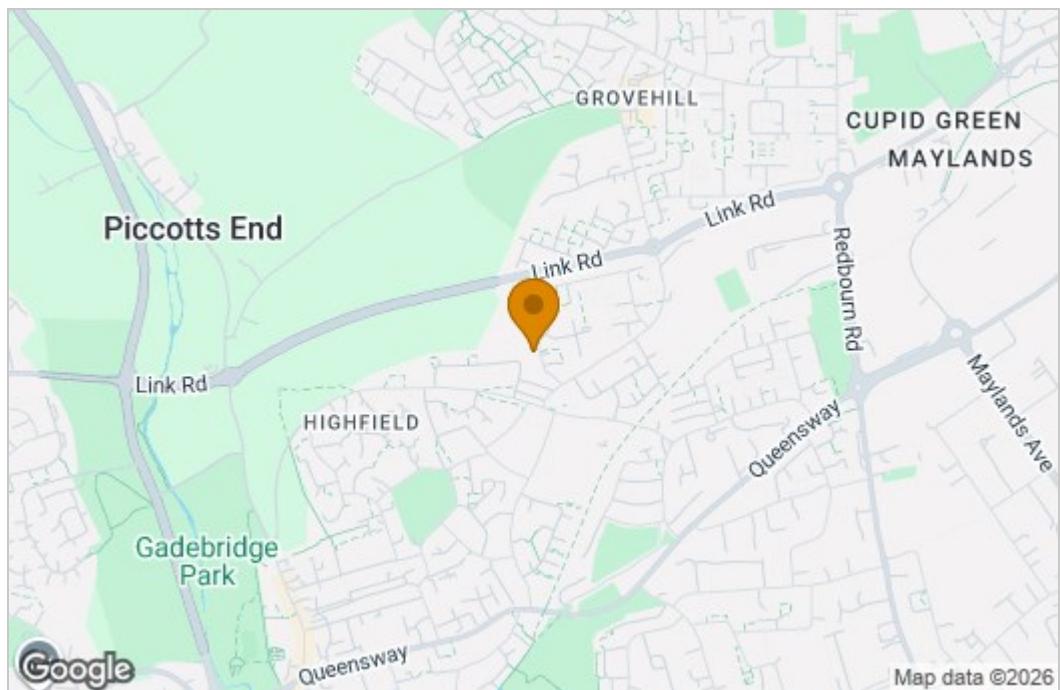


## Floor Plan

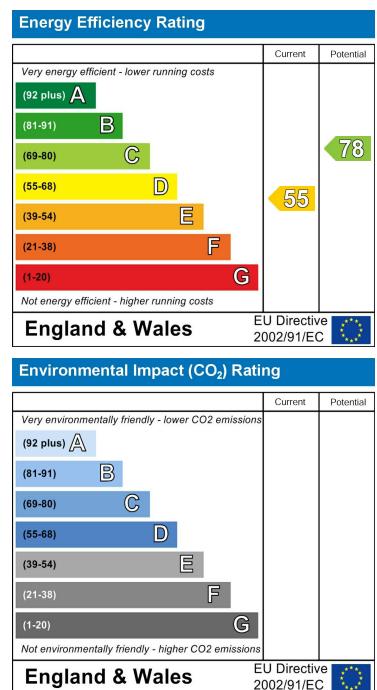
Total floor area 46.4 sq.m. (499 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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