



## Ebborns Road, Hemel Hempstead, HP3 9QR

### £2,500 PCM

Clements Estate Agents are delighted to market this, rarely available, stunning, three bed, end of terrace property. With its unique, canal side location, the property is set across three levels, comprising three spacious bedrooms, family bathroom, downstairs WC, kitchen / diner, spacious living room and separate office space. The standout features include, a balcony, to enjoy the views of the canal, driveway parking for TWO cars and a garage. The ground floor presents easy access to the spacious garden, which is made up of a large decking area and low maintenance, green space. This beautiful home is presented in excellent condition and is available to move into from February. Don't miss the chance to make this unique property your next home.

Call to view! This property has to be viewed to be fully appreciated.

**Kitchen 12'1" x 11'7" (3.68m x 3.53m)**



**Living Room 14'2" x 11'7" (4.32m x 3.53m)**



**WC**



**Office 13'6" x 8'7" (4.11m x 2.62m)**



**Utility 9'2" x 6'11" (2.79m x 2.11m)**



**Master Bedroom 12'4" x 9'10" (3.76 x 3.00)**



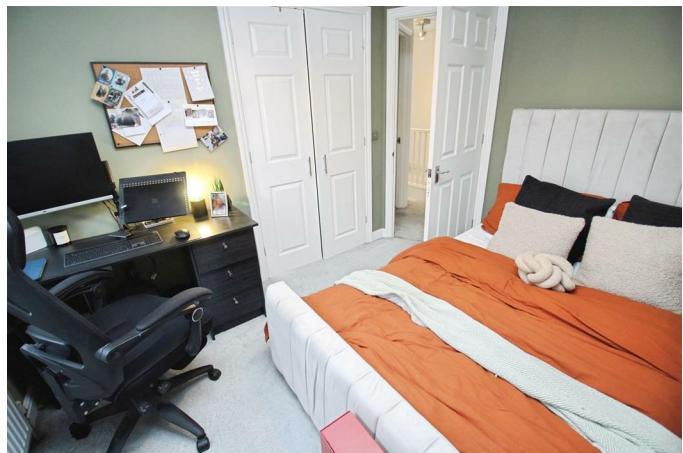
**En-Suite 7'3" x 5'8" (2.21m x 1.73m)**



**Bedroom 3 11'10" x 7'3" (3.61 x 2.21)**



**Bedroom 2 10'9" x 8'11" (3.28m x 2.72m)**



**Garden**



**Bathroom 7'9" x 6'2" (2.36m x 1.88m)**



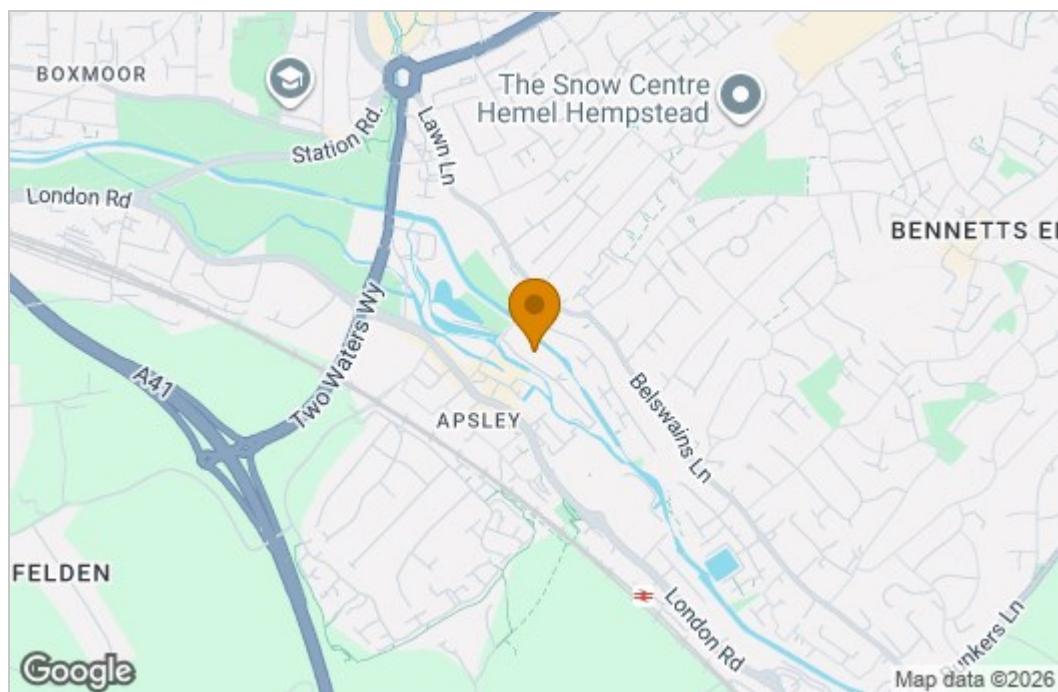
## Floor Plan



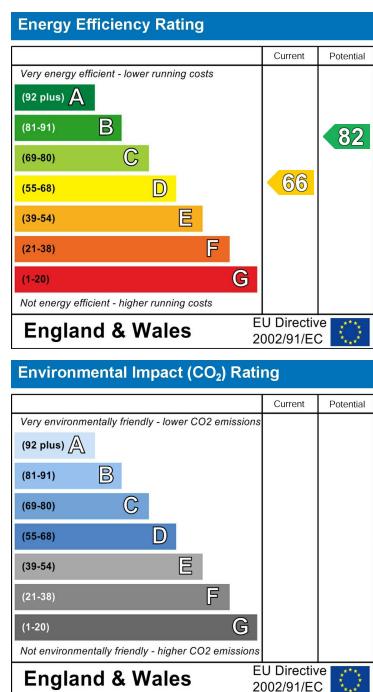
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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45 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LD

Tel: 01442 214151 Email: [lettings@clementsestateagents.co.uk](mailto:lettings@clementsestateagents.co.uk) <https://www.clementsestateagents.co.uk>