



Chalfont Close, Hemel Hempstead, HP2 7JR
Asking price £395,000

Sears & Co
estate & letting agents

A RE-MODELLED, three/four bedroom family home situated in this popular position on Chalfont Close in Woodhall Farm. Accommodation currently includes a entrance porch, SPACIOUS living room, separate dining room, RE-FITTED kitchen, conservatory and a family room/study. The first floor accommodation includes three well proportioned bedrooms, bathroom with white suite and a separate W/C.

Externally the property further benefits from DRIVEWAY PARKING to the front and a delightful private rear garden.

Contact SOLE appointed selling agents Sears & Co to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

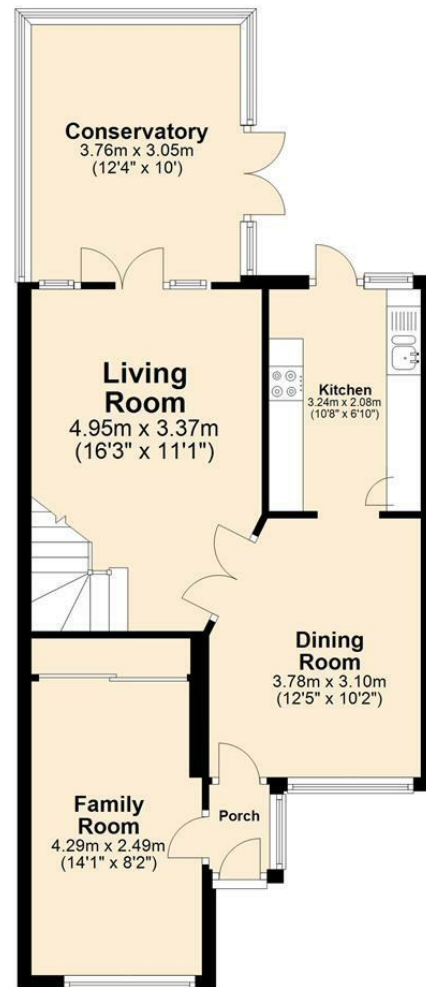


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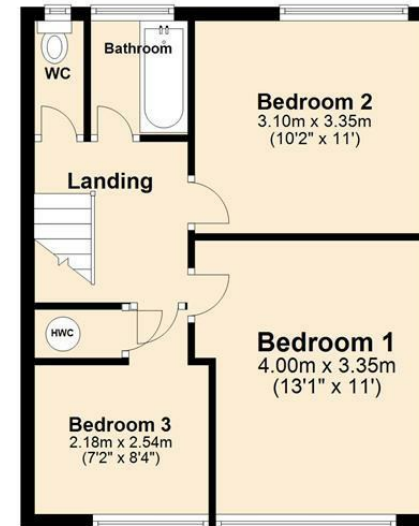
Ground Floor

Approx. 61.3 sq. metres (660.2 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 102.5 sq. metres (1103.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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