



Clements estate agents



Chalfont Close

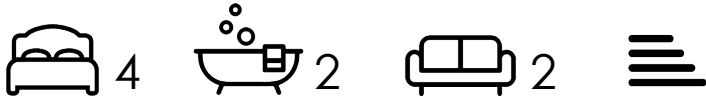
, Hemel Hempstead, HP2 7JR

Clements are delighted to market this EXCEPTIONAL family home in Woodhall farm ideally situated close to major road links and all local amenities. The property is presented in show home condition throughout and is spacious, bright and versatile with THREE RECEPTION AREAS, THREE BEDROOMS and en-suite to master bedroom as well as dressing area. A fully enclosed rear garden and ample off street parking.

Asking Price £599,950

55 Chalfont Close

, Hemel Hempstead, HP2 7JR



- Big Family Home
- Off Street Parking
- Three Reception Areas
- Immaculately Presented
- Four Bedrooms
- Versatile Living Accommodation



Energy Efficiency Rating

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



Floor Plan



Total floor area 167.1 sq.m. (1,798 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

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.

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