



Clements estate agents



Branksome Close

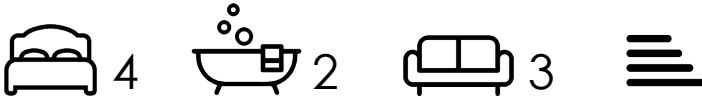
, Hemel Hempstead, HP2 7AG

Clements are delighted to market this rarely available and substantial detached family home. Situated on a corner plot and benefiting from: FOUR BEDROOMS, THREE RECEPTION ROOMS, shower room on the ground floor, family bathroom on the first floor, DOUBLE GARAGE, driveway parking for up to 6 cars and a beautifully landscaped rear garden. Within walking distance of local amenities and good schools as well as being within easy reach of major road links including the M1 and M25. Viewing strongly advised.

Asking Price £750,000

12 Branksome Close

, Hemel Hempstead, HP2 7AG



- Detached Family Home
- Double Garage
- Conservatory
- Close to Good Schools
- Corner Plot
- Driveway Parking for 4/5 Cars
- Beautiful Landscaped Rear Garden
- Front & Rear Gardens
- Two Reception Rooms
- Close to Major Road Links

Front

Entrance Hallway

7'07 x 8'03 (2.31m x 2.51m)

Living Room

13'01 x 18'04 (3.99m x 5.59m)

Conservatory

11'01 x 11'09 (3.38m x 3.58m)

Dining Room

11'11 x 11'07 (3.63m x 3.53m)

Kitchen

11'09 x 10'02 (3.58m x 3.10m)

Shower Room

7'08 x 3'10 (2.34m x 1.17m)

Landing

8'08 x 6'04 (2.64m x 1.93m)

Bedroom One

12'10 x 9'11 (3.91m x 3.02m)

Bedroom Two

12'10 x 10'02 (3.91m x 3.10m)

Bedroom Three

10'02 x 9'08 (3.10m x 2.95m)

Bedroom Four

8'05 x 9'01 (2.57m x 2.77m)

Family Bathroom

Rear Garden

Garage

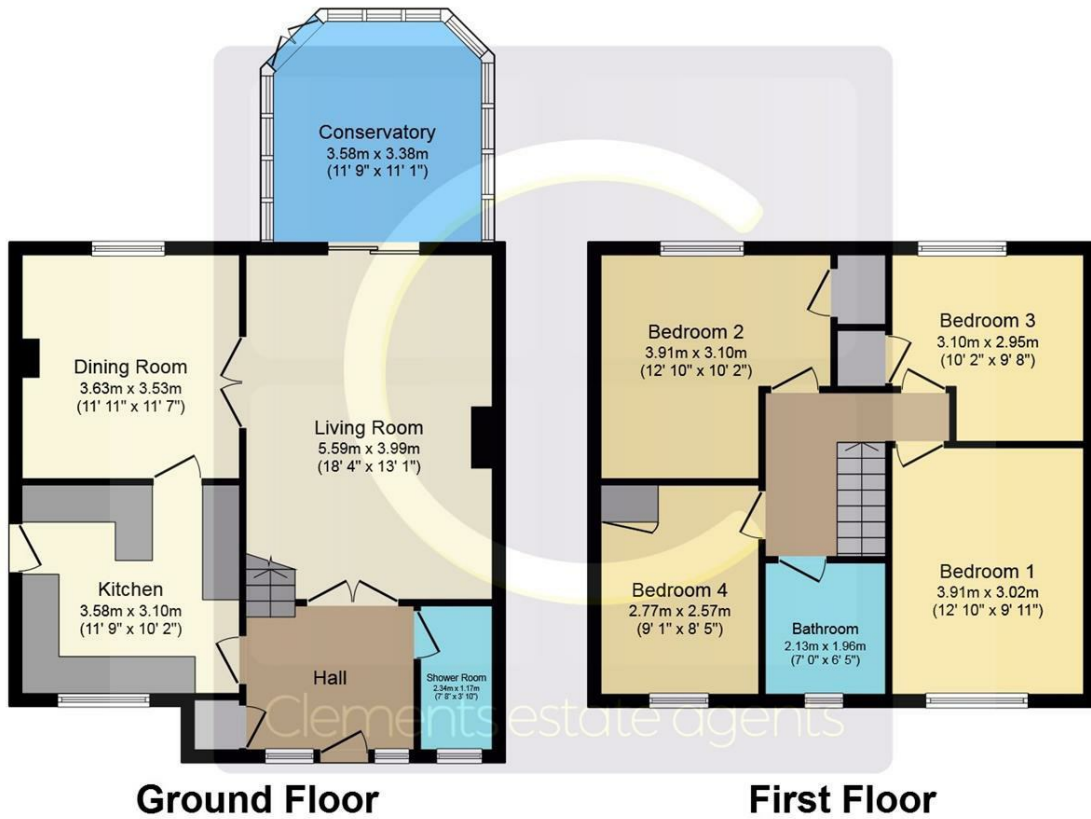


Energy Efficiency Rating

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



Floor Plan



Total floor area 126.7 sq.m. (1,364 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

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