



Clements estate agents



East Flint

, Hemel Hempstead, HP1 2LS

Clements are delighted to market this 3 bedroom semi detached property in need of slight modernisation but boasting huge potential to extend (STPP) to create the perfect family home. Comprising: front garden, entrance hallway, open plan lounge/diner with patio doors to rear garden, separate kitchen with side access, landing with loft access and doors to three bedrooms and family bathroom. The property also benefits from outbuildings to both side and rear aspects and a sizeable rear garden as well as garage and off street parking. Call now to avoid disappointment.

Offers In Excess Of £450,000

3 East Flint

, Hemel Hempstead, HP1 2LS



- Semi Detached Home
- Huge Extension Potential (STPP)
- Garage & Off Street Parking
- Outbuildings
- Some Modernisation Required
- Open Plan Lounge/Diner
- Three Bedrooms
- Large Rear Garden
- Close to Good Schools

Front Garden

Entrance Hallway

Lounge / Diner

22'11 x 12'4 (6.99m x 3.76m)

Kitchen

9'11 x 8'8 (3.02m x 2.64m)

Landing

Bedroom One

13'4 x 9'11 (4.06m x 3.02m)

Bedroom Two

12'6 x 9'2 (3.81m x 2.79m)

Bedroom Three

8'10 x 7'7 (2.69m x 2.31m)

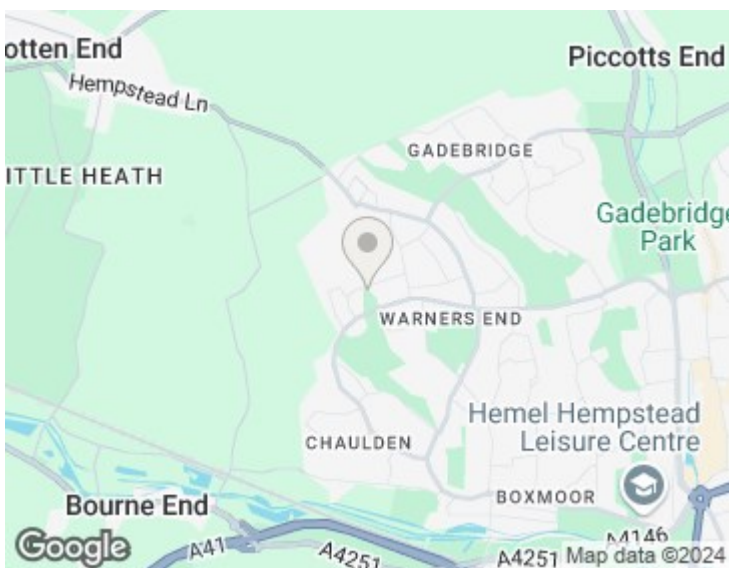
Bathroom

6'2 x 5'7 (1.88m x 1.70m)

Rear Garden

Outbuildings

Garage & Parking

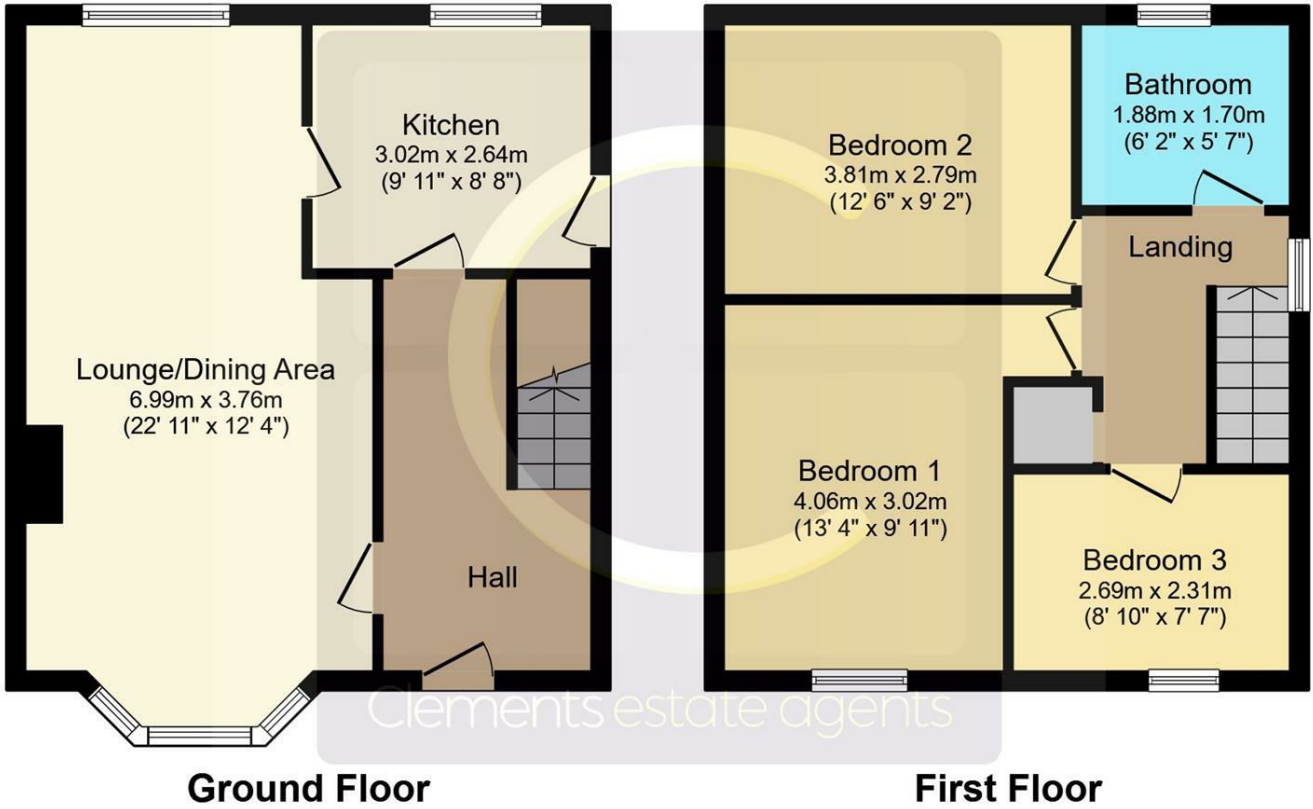


Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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 86.5 sq.m. (931 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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