



Clements estate agents



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estate agents



Fern Drive

, Hemel Hempstead, HP3 9ET

Clements are delighted to market this wonderful TWO bedroom ground floor flat conveniently situated close to major road links and the town centre. The property offers a spacious and bright living area with separate kitchen, ample storage, modern bathroom, two bedrooms and a garage En-bloc. Long term lease and the benefit of being sold CHAIN FREE.

Offers Invited £230,000

115 Elmcroft Court Fern Drive

, Hemel Hempstead, HP3 9ET



- Chain Free
- Modern Bathroom
- Garage En Bloc
- Bright & Spacious
- Two Bedrooms
- Walking Distance to Town Centre
- Office Space
- Sizeable Living Room

Communal Entrance

Entrance Hallway

Living Room

Kitchen

Bathroom

Bedroom One

Bedroom Two

Garage

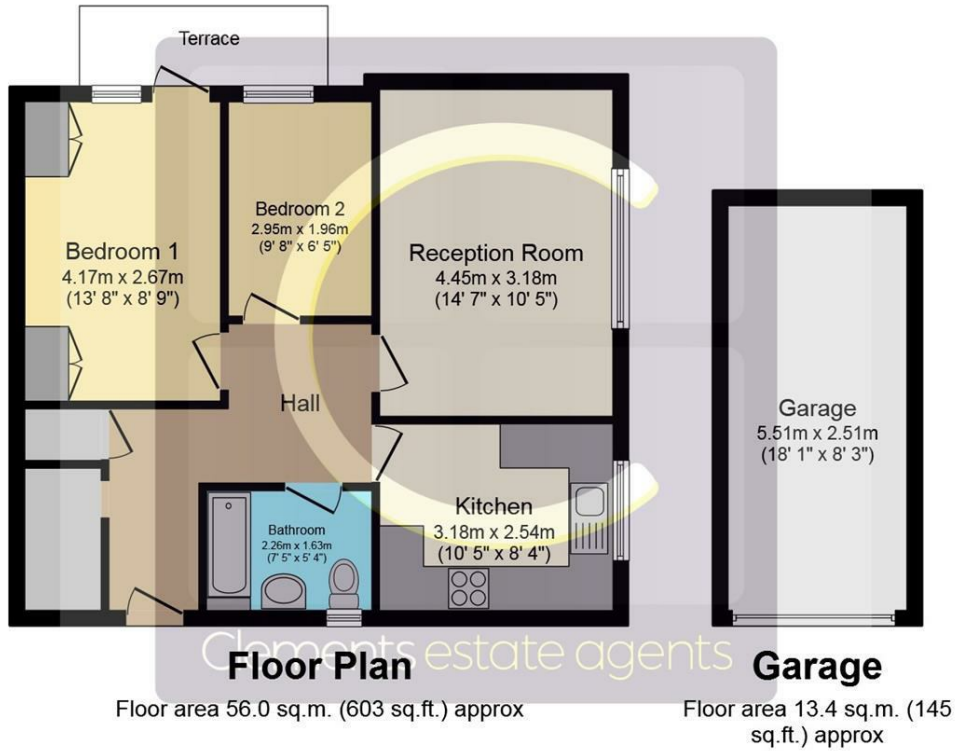


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor Plan



Total floor area 69.4 sq.m. (747 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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