



Clements estate agents



## Hunting Gate

, Hemel Hempstead, HP2 6NY

Clements are delighted to market this four bedroom detached family home offering three bedrooms traditionally on the first floor and a single storey extension to the side offering 'annexe living' to include: a bedroom and walk in shower room on the ground floor. Situated within easy reach of good local schools and amenities the property is spacious, versatile and naturally bright with two separate reception rooms, cloakroom, family bathroom and off street parking as well as a garage. VIEWING STRONGLY RECOMMENDED.

**Asking Price £525,000**

# 45 Hunting Gate

, Hemel Hempstead, HP2 6NY



- Four Bedroom Detached House
- Double Bedroom on Ground Floor
- Large Living Accommodation with Walk in Shower
- Separate Study Room
- Cloakroom
- Spacious & Versatile
- Off Street Parking
- Garage
- Chain Free
- Close to Amenities

## Front

## Entrance Hallway

## Cloakroom

## Living Room

## Kitchen

## Bedroom Three

## En Suite

## Study

## Landing

## Bedroom One

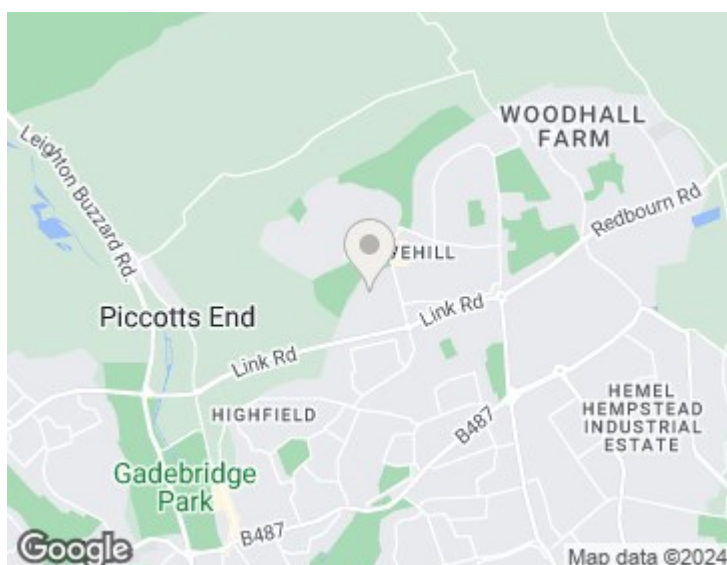
## Bedroom Two

## Bedroom Four

## Bathroom

## Garden

## Garage & Off Street Parking



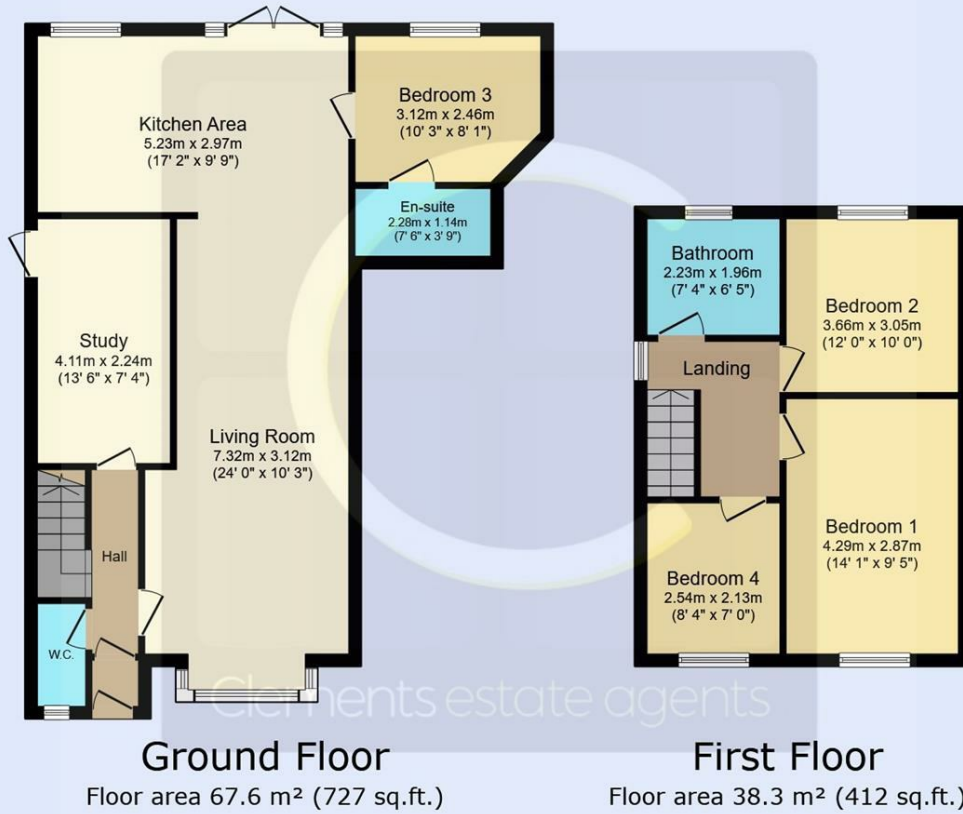
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





# Floor Plan



TOTAL: 105.9 m<sup>2</sup> (1,139 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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