



Clements estate agents



Chalkdell Hill

, Hemel Hempstead, HP2 5UB

Clements are delighted to market this three bedroom end terraced family home situated in a quiet development in Adeyfield close to good schools, great transport links and all local amenities. The property offers: entrance hallway, cloakroom, kitchen, large living/dining area, three bedrooms and family bathroom, large loft space which could be converted (STPP) as well as driveway parking and a lovely rear garden backing on to the grass reservoir. VIEWING STRONGLY ADVISED.

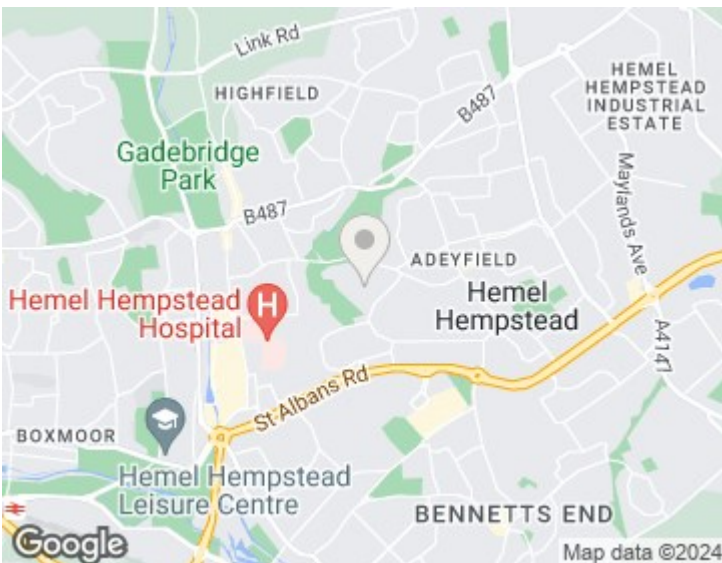
Offers Invited £415,000

10 Chalkdell Hill

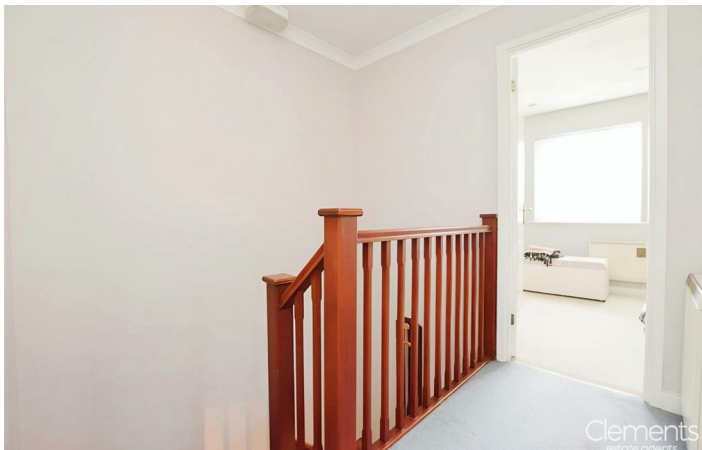
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- Beautiful Residential Development
- End of Terrace House
- Energy Efficient Electric Heating
- Backs on to Grass Reservoir
- Walking Distance to Good Schools
- Large Living Room
- Driveway Parking
- Great Transport Links
- Great Loft Space
- Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor Plan

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Living Room
5.30m x 4.25m
(17' 5" x 13' 11")

Kitchen
2.73m x 2.36m
(8' 11" x 7' 9")

Toilet

Bathroom
1.82m x 1.75m
(5' 8" x 5' 9")

Bedroom 3
3.38m x 1.73m
(11' 1" x 5' 8")

Bedroom 2
2.99m x 2.46m
(9' 10" x 8' 1")

Landing

Bedroom 1
3.67m x 2.75m
(12' 0" x 9' 0")

Ground Floor
Floor area 34.6 m² (372 sq.ft.)

First Floor
Floor area 34.6 m² (372 sq.ft.)

TOTAL: 69.1 m² (744 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) 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				Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
			84				
			55				
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