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## Burgundy Drive, Hemel Hempstead, HP2 7DB

### Asking Price £495,000

Situated on the popular and modern Swallowfields development is this spacious and beautifully presented semi detached family home. Boasting Three bedrooms with en suite to the main bedroom, dual aspect living room, dining room, fitted kitchen with integrated appliances, downstairs cloakroom, gas central heating, double glazing, garage and off road parking. Being sold with no onward chain.

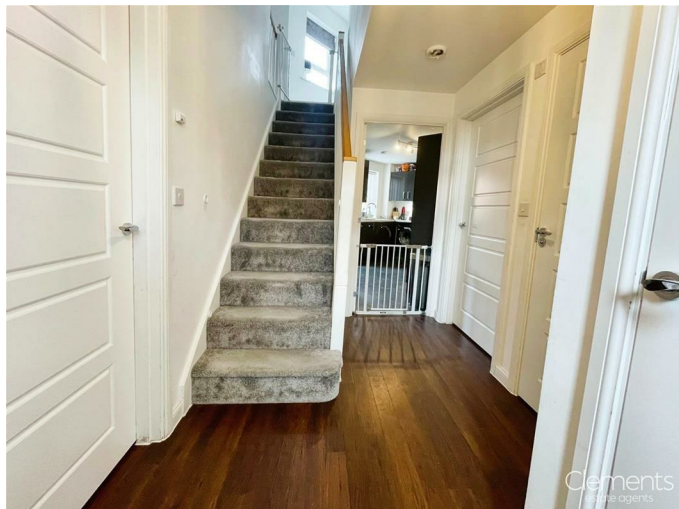
Located within easy reach of St Albans, Harpenden and Hemel Hempstead town centres, the M1, A41 and M25 road links and the Nicky Line walking and cycle route.



### Front Garden

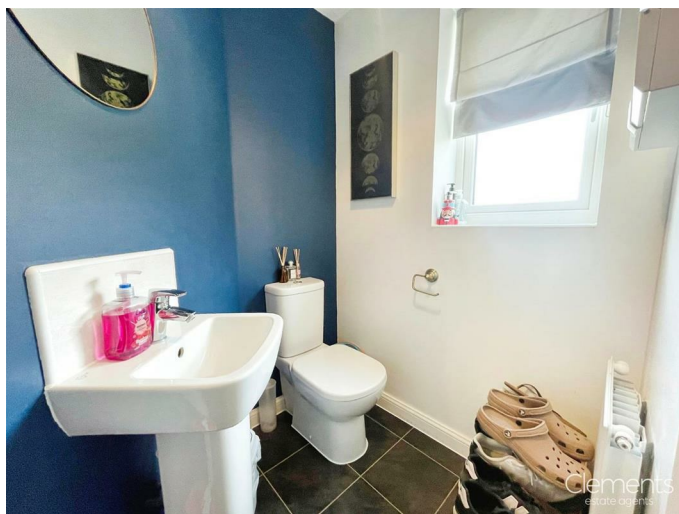
Laid to lawn with single pathway to front door.

### Entrance Hall



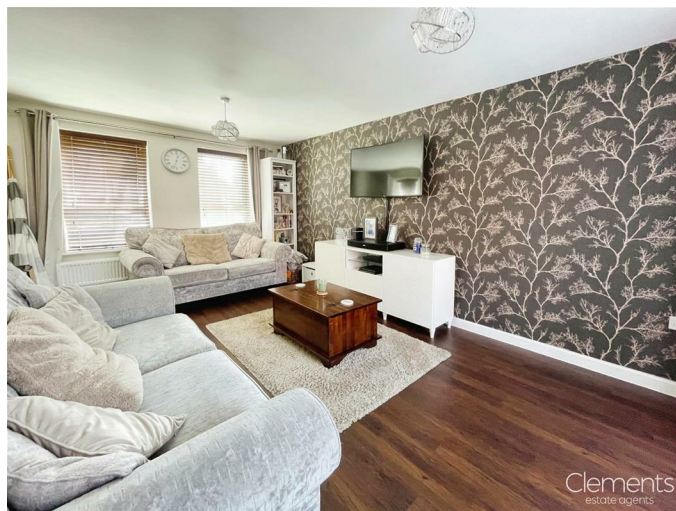
Door to front, stairs to first floor, cupboard, radiator, storage cupboard, doors to kitchen and cloakroom, wood laminate flooring.

### Downstairs Cloakroom



Frosted double glazed window, low level WC, pedestal wash hand basin, extractor fan, tiled flooring, radiator, wall mounted consumer unit.

### Living Room 17'10 x 11'0 (5.44m x 3.35m)



Dual aspect with two double glazed windows, double glazed French doors to garden, two radiators, wood laminate flooring.

### Dining Room 11'1 max x 7'11 max (3.38m max x 2.41m max)



Double glazed bay window, radiator, wood laminate flooring.

### Kitchen 13'10 x 9'6 (4.22m x 2.90m)

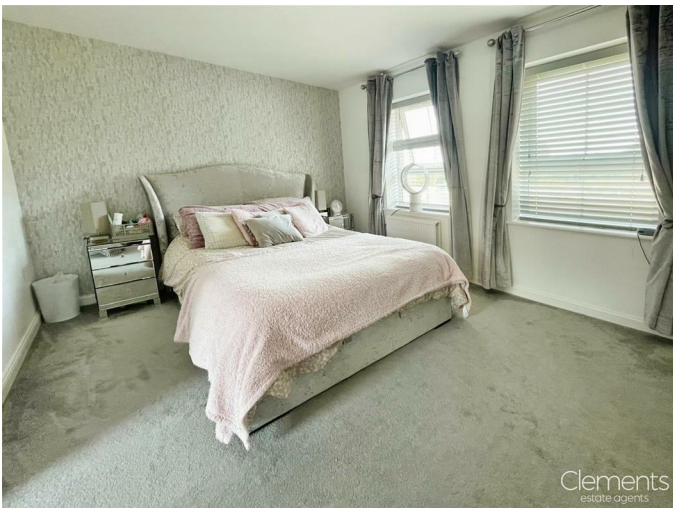


Fitted kitchen comprising wall and base units with work surfaces to compliment, one and half bowl stainless steel sink drainer unit, integrated dishwasher, washing machine and fridge/freezer, radiator, eye level electric oven, gas hob with cooker extractor over, understairs cupboard double glazed window, double glazed door to rear garden.

### Landing

Stairs from ground floor, double glazed window, radiator and loft access with pull down ladder, doors to all three bedrooms and bathroom.

### Bedroom One 14'0 max x 11'7 max (4.27m max x 3.53m max)



Two double glazed windows and radiator, door to En-suite.

### En Suite



Frosted double glazed window, radiator, shower cubicle, low level WC, pedestal wash hand basin, splash back tiling, extractor fan, tiled flooring, extractor fan.

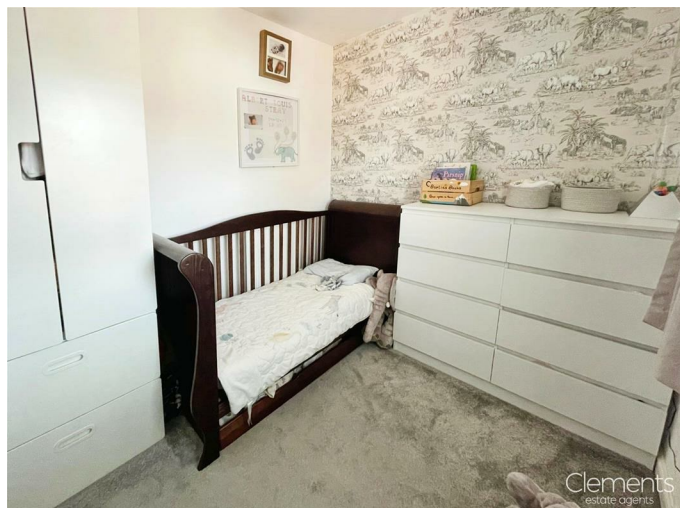
### Bedroom Two 12'8 x 10'5 (3.86m x 3.18m)



Two double glazed window, built in over stairs cupboard, radiator.

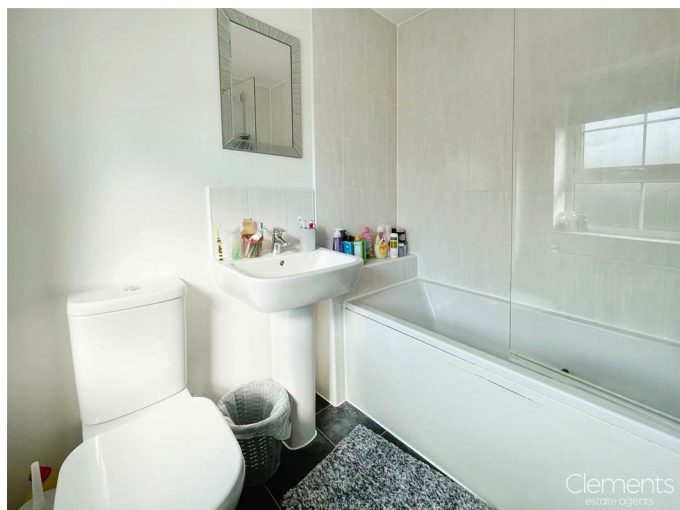


### Bedroom Three 7'8 x 7'4 (2.34m x 2.24m)



Double glazed window and radiator.

### Bathroom



Frosted double glazed window, panelled bath with mixer taps and shower over, low level WC, pedestal wash hand basin and splash back tiling.

### Rear Garden



Laid to lawn with shrub borders, patio area to near side, side access gate and door to garage.

### Garage 17'6 x 9'3 (5.33m x 2.82m)

Up and over door, power and lighting, eves storage and door to garden.

### Off Road Parking

Driveway Parking

# Floor Plan

**Ground Floor**  
Floor area 75.6 m<sup>2</sup> (813 sq.ft.)

**First Floor**  
Floor area 74.0 m<sup>2</sup> (796 sq.ft.)

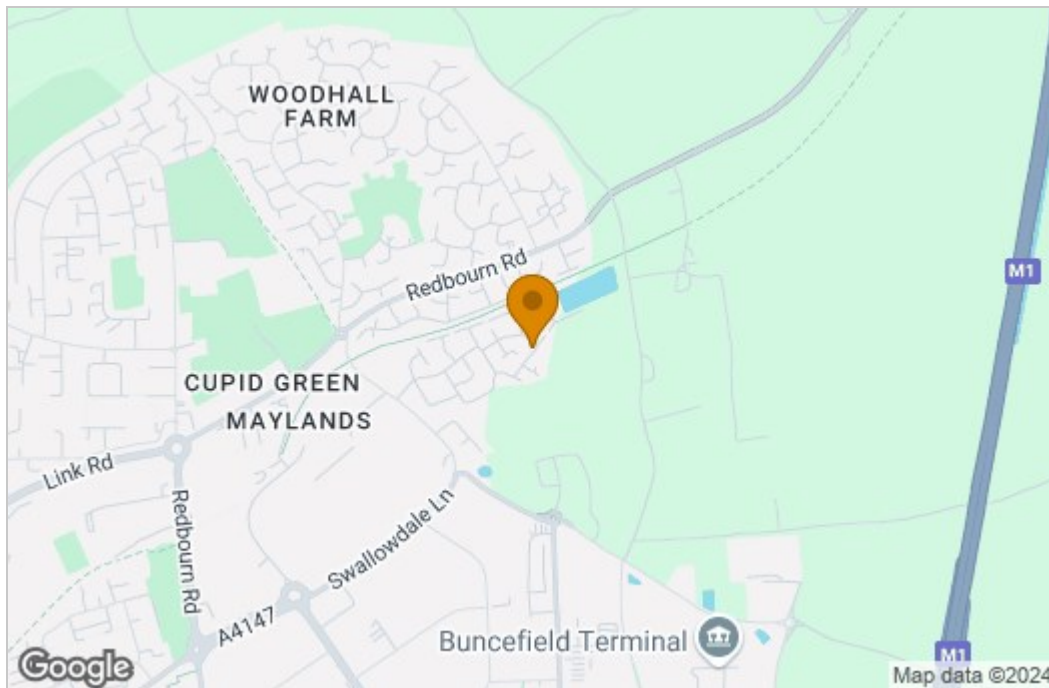
**Outbuilding**  
Floor area 20.4 m<sup>2</sup> (219 sq.ft.)

**TOTAL: 169.9 m<sup>2</sup> (1,829 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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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