



Christchurch Road

, Hemel Hempstead, HP2 5BX

Clements are delighted to market this fantastic three bedroom detached bay fronted family home conveniently situated in touching distance of 'The Old Town' and Gadebridge Park, whilst being walking distance to Hemel Mainline Train Station. The property is beautiful and the generous plot it sits on boasts huge potential comprising: driveway parking for numerous cars, two reception rooms, utility, kitchen/breakfast room, cloakroom, family bathroom, three bedrooms and an exceptional landscaped rear garden. CALL NOW TO AVOID DISSAPOINTMENT.

Asking Price £525,000

8 Christchurch Road

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- Detached Family Home
- Three Bedrooms
- Dual Aspect in Both Reception Rooms
- Driveway for Numerous Cars
- Two Reception Rooms
- Naturally Bright & Spacious
- Large Plot
- Utility & Cloakroom
- Bay Fronted
- Stunning Gardens

Porch

8'00 x 3'07 (2.44m x 1.09m)

Entrance Hallway

11'00 x 4'10 (3.35m x 1.47m)

Dining Room

13'11 x 9'05 (4.24m x 2.87m)

Living Room

12'04 x 13'10 (3.76m x 4.22m)

Kitchen / Breakfast Room

Kitchen

7'05 x 12'04 (2.26m x 3.76m)

Breakfast Room

8'08 x 11'04 (2.64m x 3.45m)

Utility

13'09 x 9'02 (4.19m x 2.79m)

WC

5'04 x 3'06 (1.63m x 1.07m)

Landing

Bedroom One

13'10 x 12'05 (4.22m x 3.78m)

Bedroom Two

11'11 x 9'05 (3.63m x 2.87m)

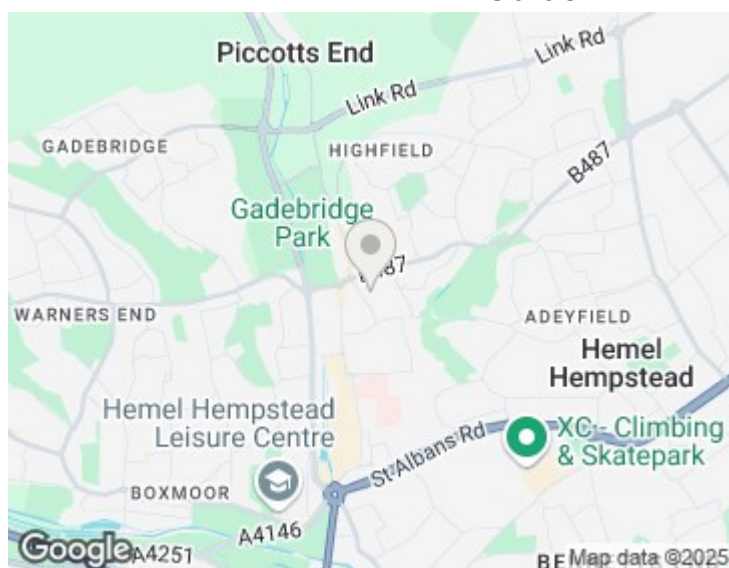
Bedroom Three

7'11 x 6'03 (2.41m x 1.91m)

Bathroom

8'08 x 7'10 (2.64m x 2.39m)

Garden

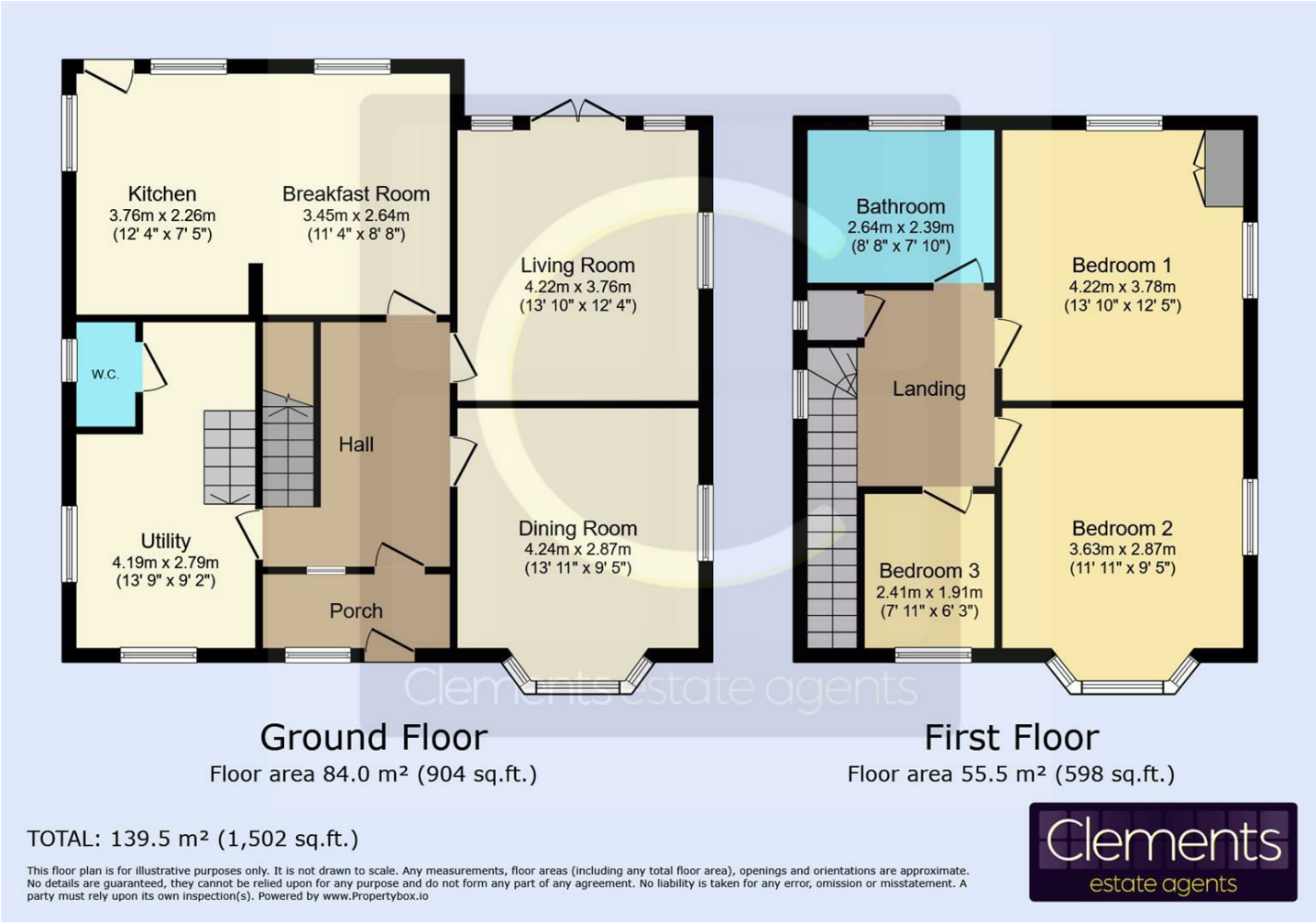


Energy Efficiency Rating

	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		
England & Wales	EU Directive 2002/91/EC	



Floor Plan



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