



Clements estate agents



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## White Hart Drive

, Hemel Hempstead, HP2 4JN

OPEN EVENT SATURDAY SEPTEMBER 28TH - Clements are delighted to market this THREE BEDROOM terraced house with DRIVEWAY PARKING. Offered to the market with NO ONWARD CHAIN and conveniently situated close to major road links, good schools and local amenities this property must be viewed to be fully appreciated. In need of some modernisation throughout but offering good room sizes and lots of potential. CALL NOW OR MISS OUT.

**Offers In Excess Of £325,000**

# 68 White Hart Drive

, Hemel Hempstead, HP2 4JN



- Open Event Saturday Sept 28th - Call to Book
- Driveway Parking
- Highly Sought After Location
- Chain Free
- Three Bedroom House
- Rear Garden
- Close To Jarman Park
- Spacious Room Sizes
- In Need of Modernisation
- Walking Distance to Good Schools

## Front

### Entrance Hall

5'10 x 3'08 (1.78m x 1.12m)

### Living/Dining Room

19'10 x 10'04 (6.05m x 3.15m)

### Dining Area

8'11 x 9'04 (2.72m x 2.84m)

### Kitchen

8'01 x 8'09 (2.46m x 2.67m)

### Utility

21'07 x 3'05 (6.58m x 1.04m)

## Landing

## Bedroom One

10'08 x 11'08 (3.25m x 3.56m)

## Bedroom Two

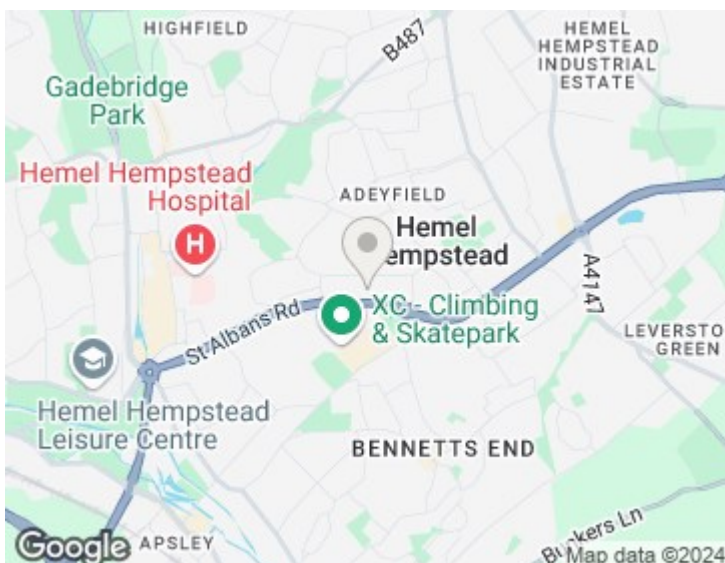
9'04 x 13'01 (2.84m x 3.99m)

## Bedroom Three

11'01 x 6'01 (3.38m x 1.85m)

## Family Bathroom

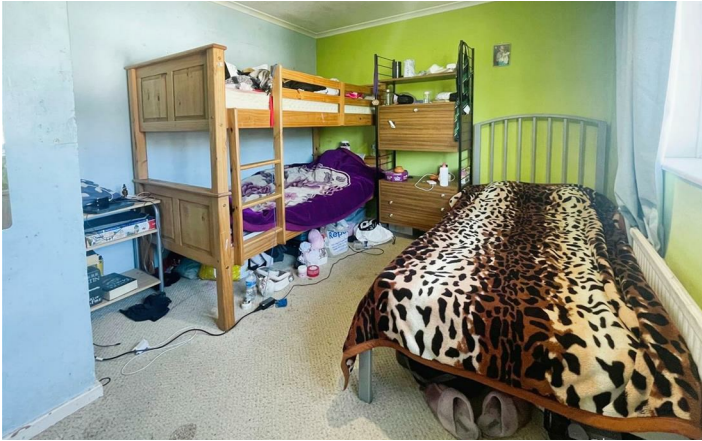
## Garden



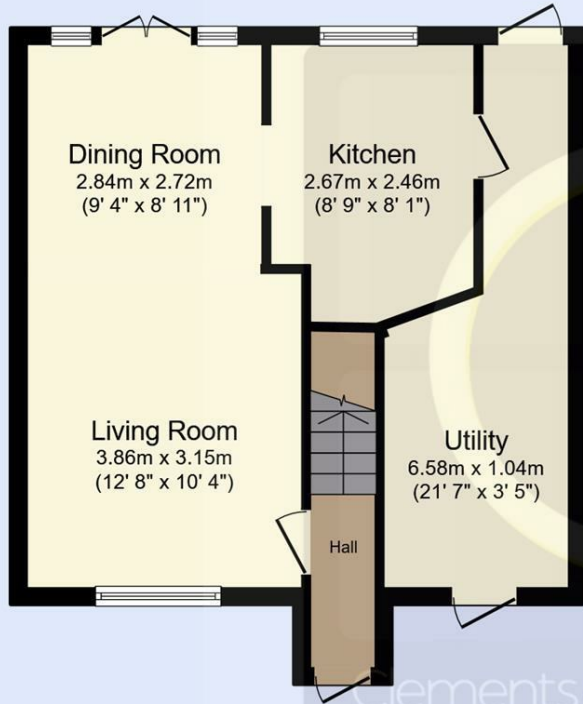
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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	

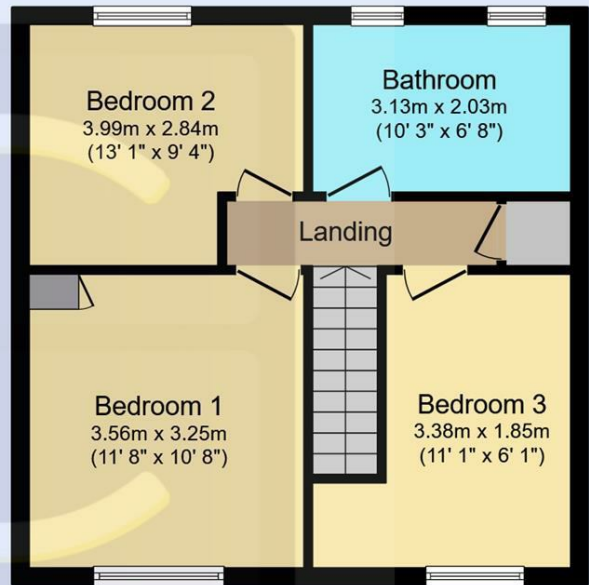




# Floor Plan



**Ground Floor**  
Floor area 59.9 m<sup>2</sup> (644 sq.ft.)



**First Floor**  
Floor area 43.1 m<sup>2</sup> (464 sq.ft.)

**TOTAL: 103.0 m<sup>2</sup> (1,108 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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