



Clements estate agents



## Howard Agne Close, Hemel Hempstead, HP3 0EQ Offers In Excess Of £550,000

Nestled in the charming area of Howard Agne Close, Bovingdon, this delightful four-bedroom end terrace house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious 29'4 living room and dining room, providing an ideal space for both relaxation and entertaining. The additional family room adds versatility, making it perfect for family gatherings or a quiet retreat. This home is an excellent opportunity for families or those seeking a spacious residence in a tranquil setting. With its modern features and convenient location, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

**Entrance Porch**

**Cloakroom**

**Living Room/Dining Room 29'10 x 13'4 (9.09m x 4.06m)**



**Lobby**



**Landing**

**Bedroom One 14'5 x 10'10 (4.39m x 3.30m)**



**Family Room 11'4 x 10'3 (3.45m x 3.12m)**



**Bedroom Two 14'7 max x 10'6 (4.45m max x 3.20m)**



**Fitted Kitchen 11'3 x 11'0 (3.43m x 3.35m)**



**Bedroom Three 11'1 x 8'1 (3.38m x 2.46m)**



**Front**



**Bedroom Four 11'1 x 7'6 (3.38m x 2.29m)**



**Rear Garden**



**Bathroom**



# Floor Plan

**Ground Floor**

- Reception Room: 3.45m x 3.12m (11' 4" x 10' 3")
- Kitchen: 3.43m x 3.35m (11' 3" x 11' 0")
- Living/Dining Room: 6.94m x 4.06m (22' 8" x 13' 4")
- Garage: 6.93m x 2.46m (22' 9" x 8' 1")
- Hall
- W.C.

**First Floor**

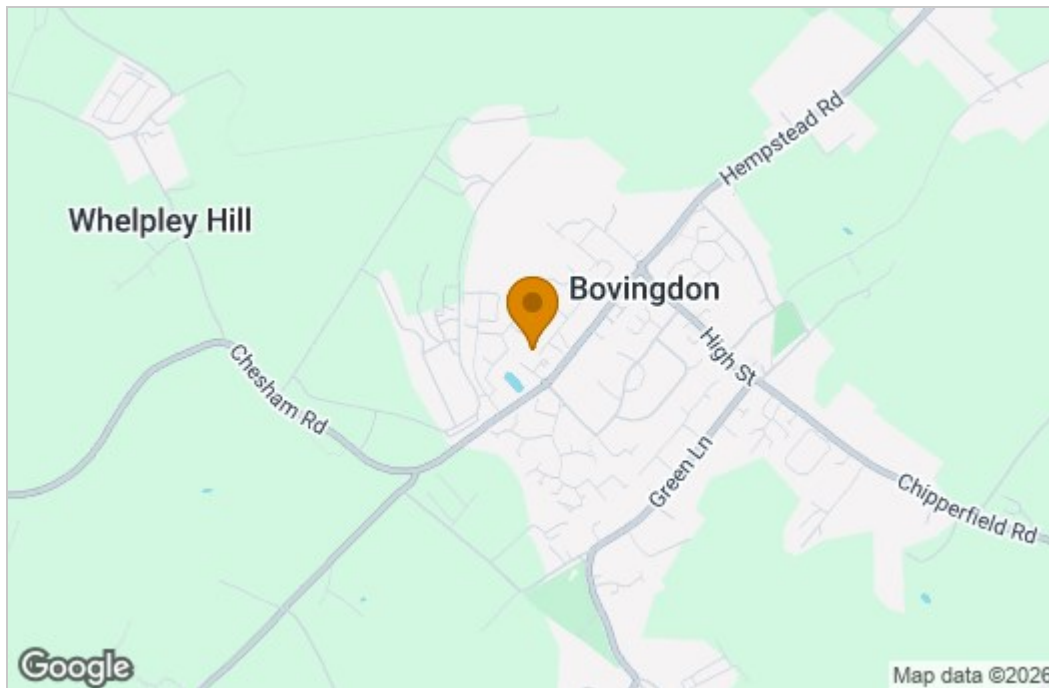
- Bedroom 1: 4.42m x 3.30m (14' 6" x 10' 10")
- Bedroom 2: 4.45m x 3.20m (14' 7" x 10' 6")
- Bedroom 3: 3.38m x 2.46m (11' 1" x 8' 1")
- Bedroom 4: 3.38m x 2.29m (11' 1" x 7' 6")
- Bathroom: 3.55m x 1.75m (11' 8" x 5' 7")

Clements estate agents

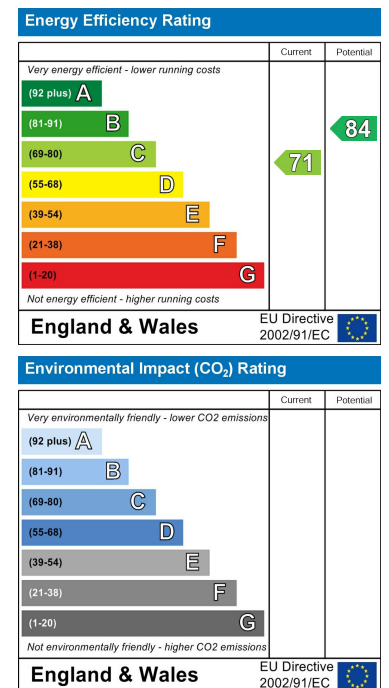
**Clements**  
estate agents

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

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.