



## Swallowfields, Hemel Hempstead HP2

Clements Estate Agents are delighted to market this property, located in this desirable area. This stunning detached house offers a perfect blend of modern living and spacious comfort. With three generously sized bedrooms, a well-appointed reception room, large kitchen/diner two contemporary bathrooms & a downstairs cloakroom. Other benefits include, parking, a good sized garage and a private garden to the rear. Available Early July.

- Three Bedrooms
- Detached
- Modern Property
- Spacious Room Sizes
- Large Garden
- Off Road Parking
- Garage
- Popular Development
- Available Early July
- Call To View

**£2,200 PCM**

| Energy Efficiency Rating                    |                                                                                                                |           |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                        | Potential |
| Very energy efficient - lower running costs |                                                                                                                |           |
| (92 plus) <b>A</b>                          |                                                                                                                |           |
| (81-91) <b>B</b>                            |                                                                                                                |           |
| (69-80) <b>C</b>                            |                                                                                                                |           |
| (55-68) <b>D</b>                            |                                                                                                                |           |
| (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<br>2002/91/EC  |           |

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