



**Connells**

Chalfont Close  
Hemel Hempstead

# Chalfont Close Hemel Hempstead HP2 7JR

for sale  
**£435,000**



## Property Description

Three bedroom end of terrace family home situated on a CORNER PLOT in the popular Chalfont Close. Benefits include DRIVEWAY and GARAGE, spacious bedrooms, comfortable lounge, dining room delightful front, rear and side gardens. Close to local amenities, shops and transport links. Call now to view!

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Front Garden

Front garden laid to lawn with a driveway providing off-road parking and a side access gate leading to the rear garden.

## Entrance Hall

Double glazed door and window.

## Living/Dining Room

Double glazed bay window to the front aspect and double glazed sliding doors providing access to the rear garden.

## Kitchen

Double glazed window and door, fitted kitchen comprising a range of wall and base cabinets with work surfaces over, integrated electric hob and oven, integrated fridge freezer, and space and plumbing for a washing machine and dishwasher.

## Landing

Loft access.

## Bedroom 1

Double glazed window and fitted wardrobes.

## Bedroom 2

Double glazed window.

## Bedroom 3

Double glazed window.

## Shower Room

Fully tiled shower room with a double glazed window, wash hand basin and shower cubicle.

## W/C

Double glazed window and W/C.

## Garage

Ideal for storage, with an up and over door

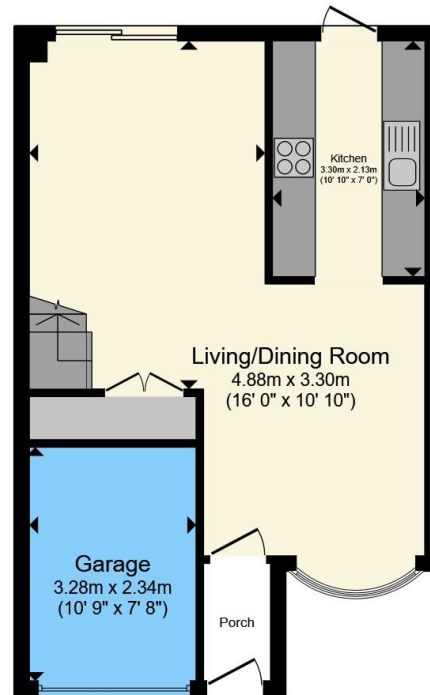
## Rear Garden

Rear garden comprising a patio seating area and lawn, with a side access gate and garden shed.

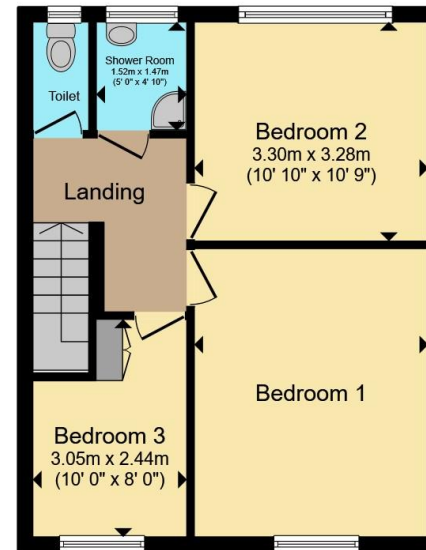








**Ground Floor**



**First Floor**

Total floor area 84.6 m<sup>2</sup> (910 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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EPC Rating: F Council Tax  
 Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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