



Mulburries

Zoffany Place , Hemel Hempstead, HP2 4FH

Offers in excess of £475,000



Zoffany Place, Hemel Hempstead, HP2 4FH

- New home built in 2021
- 2 dedicated parking spaces
- Three double bedrooms
- Principle bedroom with en-suite
- Private rear garden
- Light & spacious lounge
- Close to Nuffield Health Gym
- Guest Cloakroom
- Approximately 1 mile to Hobletts Manor Infant & Junior Schools
- Approximately 3 miles to Hemel mainline Train Station



A fantastic opportunity to buy within the stunning sought after Zoffany Place development built by Cala homes in 2021.

Mulburries are proud to present this three bedroom semi-detached home built to a high specification, situated in an excellent location close to nearby schools, local amenities and public transport.

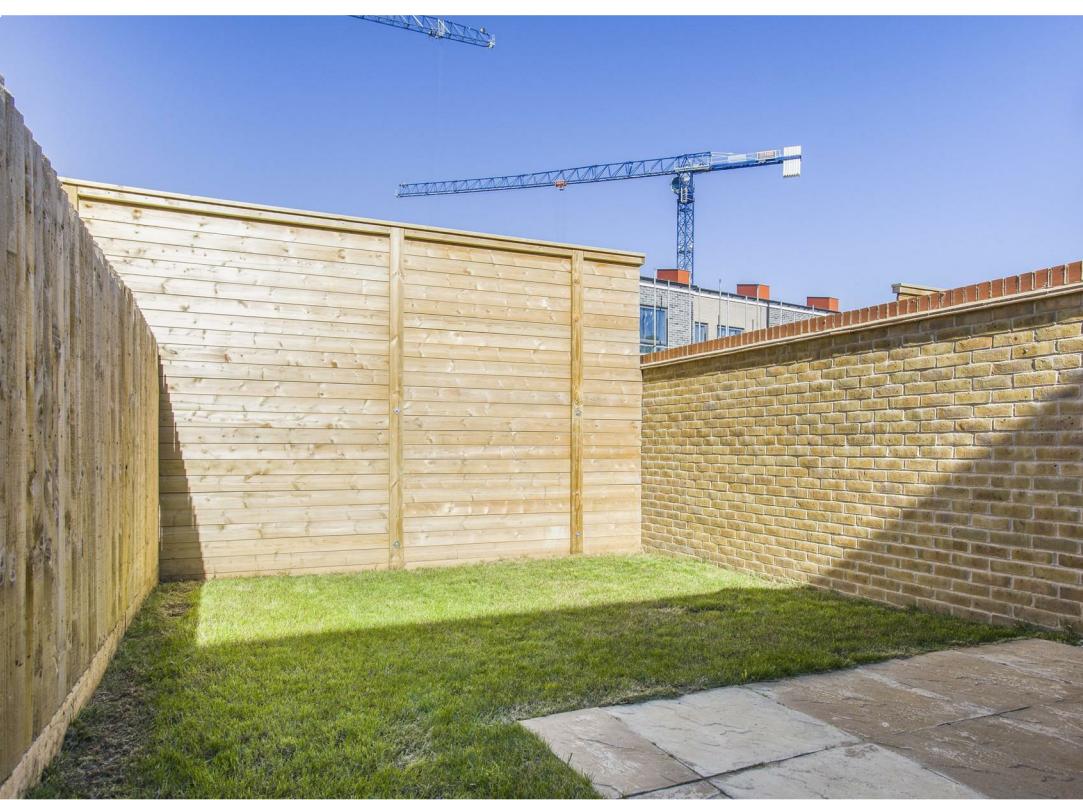




Covering in excess of 1000 square feet internally and set across three floors, the ground floor offers: entrance hall leading living room with storage area, kitchen/dining rooms with patio doors out to garden and downstairs guest cloakroom.

The first floor comprises of double bedroom with fitted wardrobes, second double bedroom and family bathroom. The second floor hosts a principal bedroom with fitted wardrobes and an en-suite shower room and eaves storage. Outside space comprises of private rear garden featuring extra high privacy fencing and garden shed.

The property also has 9 years left of the NHBC warranty and 1 year left on the internal warranty.

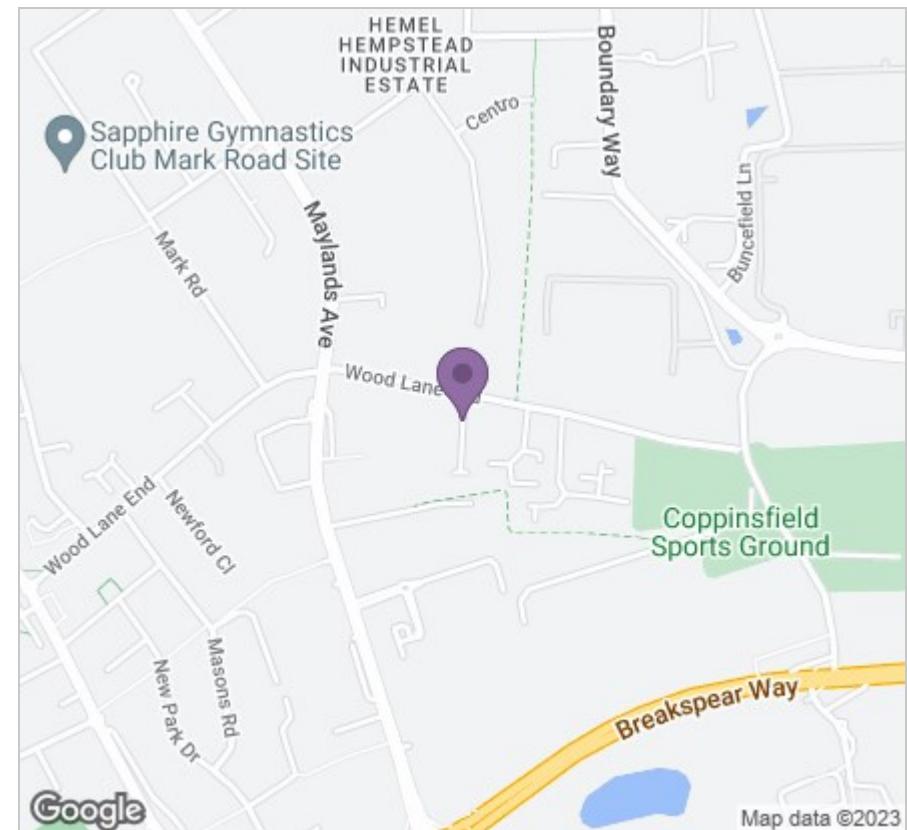


Floor Plan

Approximate Gross Internal Area 1028 sq ft – 95 sq m
 Ground Floor Area 404 sq ft – 38 sq m
 First Floor Area 375 sq ft – 35 sq m
 Second Floor Area 248 sq ft – 23 sq m



Area Map



Energy Efficiency Graph

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	

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

Viewing

Please contact our Mulburries Office on 01442 732362
 if you wish to arrange a viewing appointment for this property or require further information.



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