



Clement
estate ag



Clement



Clement



Burgundy Drive, Hemel Hempstead, HP2 7DB

Asking Price £485,000

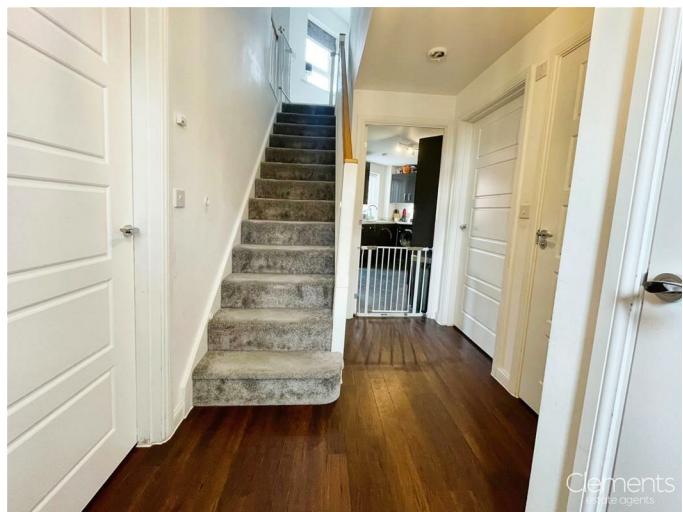
Situated on the popular and modern Swallowfields development is this spacious and beautifully presented semi detached family home. Boasting Three bedrooms with en suite to the main bedroom, dual aspect living room, dining room, fitted kitchen with integrated appliances, downstairs cloakroom, gas central heating, double glazing, garage and off road parking. Service charge £500 PA. Being sold with no onward chain.

Located within easy reach of St Albans, Harpenden and Hemel Hempstead town centres, the M1, A41 and M25 road links and the Nicky Line walking and cycle route.

Front Garden

Laid to lawn with single pathway to front door.

Entrance Hall



Door to front, stairs to first floor, cupboard, radiator, storage cupboard, doors to kitchen and cloakroom, wood laminate flooring.

Downstairs Cloakroom



Frosted double glazed window, low level WC, pedestal wash hand basin, extractor fan, tiled flooring, radiator, wall mounted consumer unit.

Living Room 17'10 x 11'0 (5.44m x 3.35m)



Dual aspect with two double glazed windows, double glazed French doors to garden, two radiators, wood laminate flooring.

Dining Room 11'1 max x 7'11 max (3.38m max x 2.41m max)



Double glazed bay window, radiator, wood laminate flooring.

Kitchen 13'10 x 9'6 (4.22m x 2.90m)



Fitted kitchen comprising wall and base units with work surfaces to compliment, one and half bowl stainless steel sink drainer unit, integrated dishwasher, washing machine and fridge/freezer, radiator, eye level electric oven, gas hob with cooker extractor over, under stairs cupboard double glazed window, double glazed door to rear garden.

Landing

Stairs from ground floor, double glazed window, radiator and loft access with pull down ladder, doors to all three bedrooms and bathroom.

Bedroom One 14'0 max x 11'7 max (4.27m max x 3.53m max)



Two double glazed windows and radiator, door to En-suite.

En Suite



Frosted double glazed window, radiator, shower cubicle, low level WC, pedestal wash hand basin, splash back tiling, extractor fan, tiled flooring, extractor fan.

Bedroom Two 12'8 x 10'5 (3.86m x 3.18m)



Two double glazed window, built in over stairs cupboard, radiator.

Bedroom Three 7'8 x 7'4 (2.34m x 2.24m)

Double glazed window and radiator.

Bathroom



Frosted double glazed window, panelled bath with mixer taps and shower over, low level WC, pedestal wash hand basin and splash back tiling.

Rear Garden

Laid to lawn with shrub borders, patio area to near side, side access gate and door to garage.

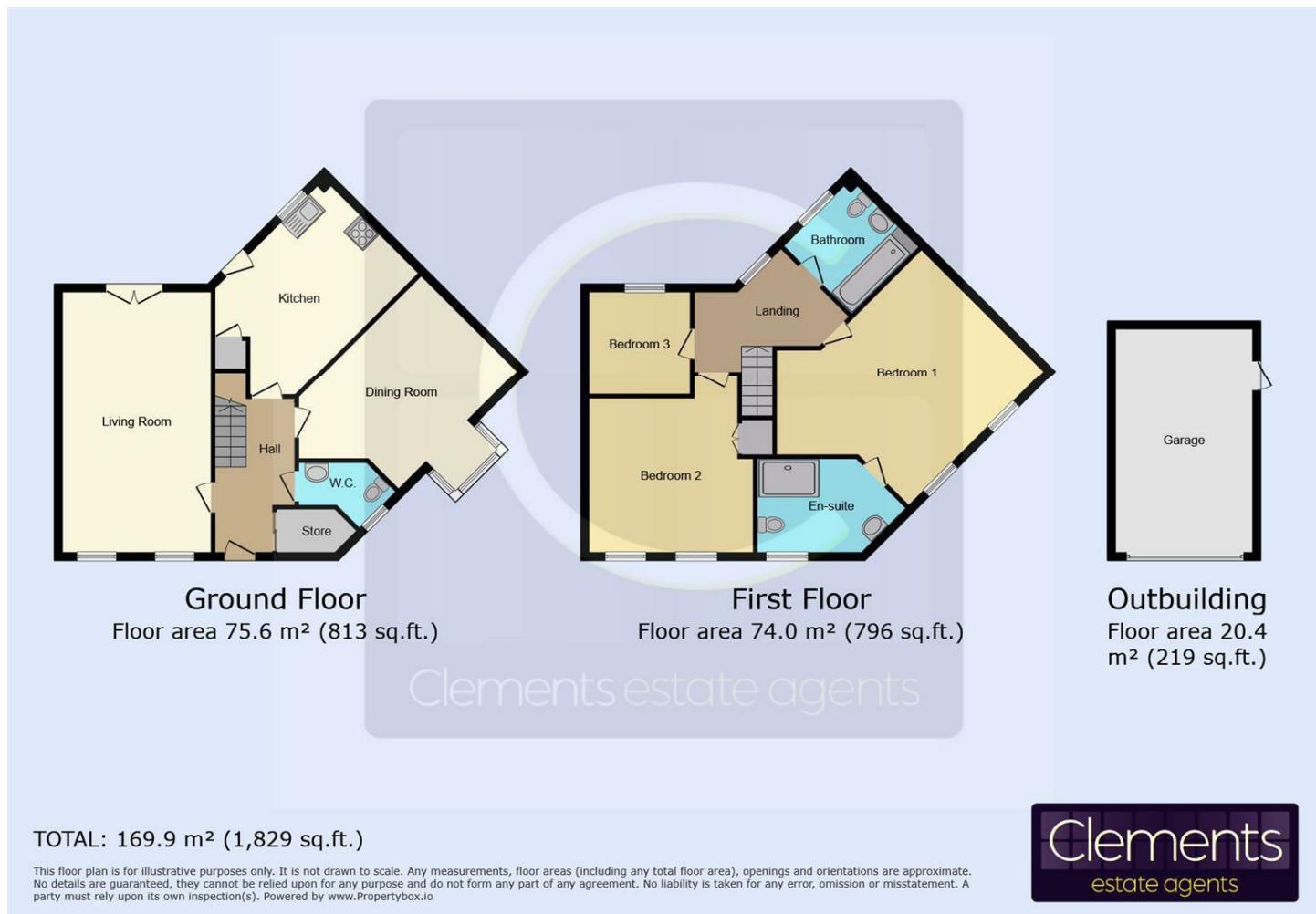
Garage 17'6 x 9'3 (5.33m x 2.82m)

Up and over door, power and lighting, eves storage and door to garden.

Off Road Parking

Driveway Parking

Floor Plan

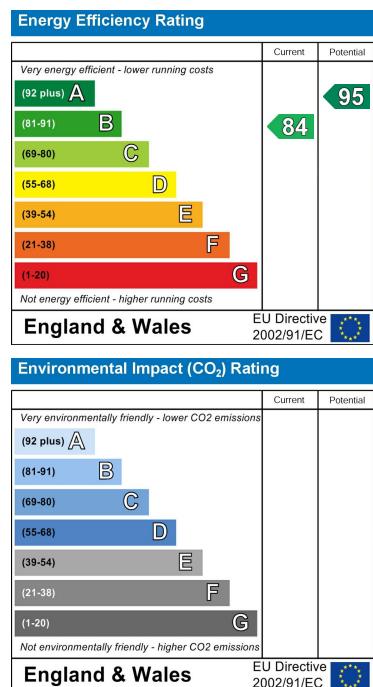


Clements
estate agents

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 firms employment has the authority to make or give any representation or warranty in respect of the property.