



Clements estate agents



## Camberwell Place, Hemel Hempstead, HP2 7DJ Offers In Excess Of £475,000

Located in the Swallowfields development and being sold with the benefit of is this spacious and well presented semi detached family home. Boasting three bedrooms, en suite to master bedroom, dual aspect living room, modern fitted kitchen/diner, utility room, downstairs cloakroom, gas central heating, double glazing, garage which has been fully boarded and ready to be converted into a workshop, gym or home office. There is also an EV charger and off road parking.

Situated within easy reach of the local shops, schools and transport facilities, Nicky Line cycle and walking route and the M1, M25 and A41 road links.

Located in the sought after Swallowfields development, Camberwell Place is a charming three-bedroom semi-detached house which offers a perfect blend of comfort and modern living. Spanning an impressive 1,001 square feet, the property boasts a spacious 17'10 dual aspect living room, ideal for both relaxation and entertaining.

The heart of the home is undoubtedly the contemporary fitted kitchen/diner, measuring 17'11, which provides an inviting space for family meals and gatherings and an additional utility room. With gas central heating and double glazing throughout, you can enjoy a warm and energy-efficient environment all year round.

This property also features two well-appointed bathrooms and a downstairs cloakroom, ensuring convenience for families or guests. Outside, you will find a garage which has been fully boarded and ready to be converted into a workshop, gym or home office. There is also an EV charger and off-road parking, adding to the practicality of this lovely home.

Whether you are a first-time buyer or looking to settle in a family-friendly neighbourhood, this semi-detached house in Hemel Hempstead is a wonderful opportunity not to be missed.

### **Entrance Hall**

### **Living Room 17'10 x 10'7 (5.44m x 3.23m)**



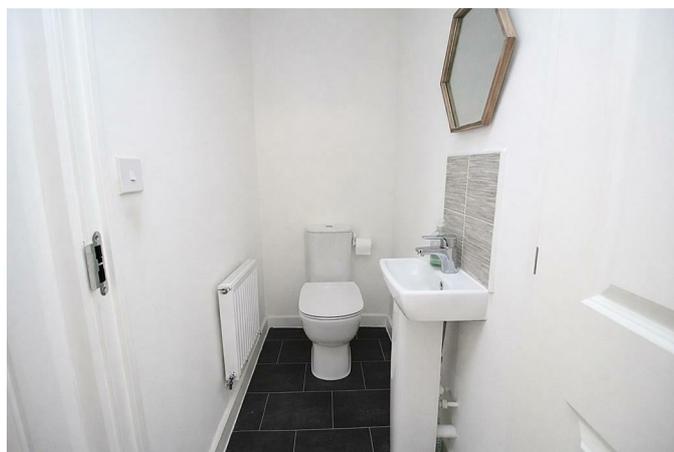
### **Modern Fitted Kitchen/Diner 17'11 x 9'7 (5.46m x 2.92m)**



### **Utility Room 5'8 x 5'7 (1.73m x 1.70m)**



### **Downstairs Cloakroom**



### **Landing**



**Bedroom One 11'5 x 10'2 (3.48m x 3.10m)**



**Bedroom Three 8'10 x 7'5 (2.69m x 2.26m )**



**En Suite**



**Bathroom**



**Bedroom Two 11'0 x 9'9 (3.35m x 2.97m)**



**Off Road Parking and Garage**



**Rear Garden**

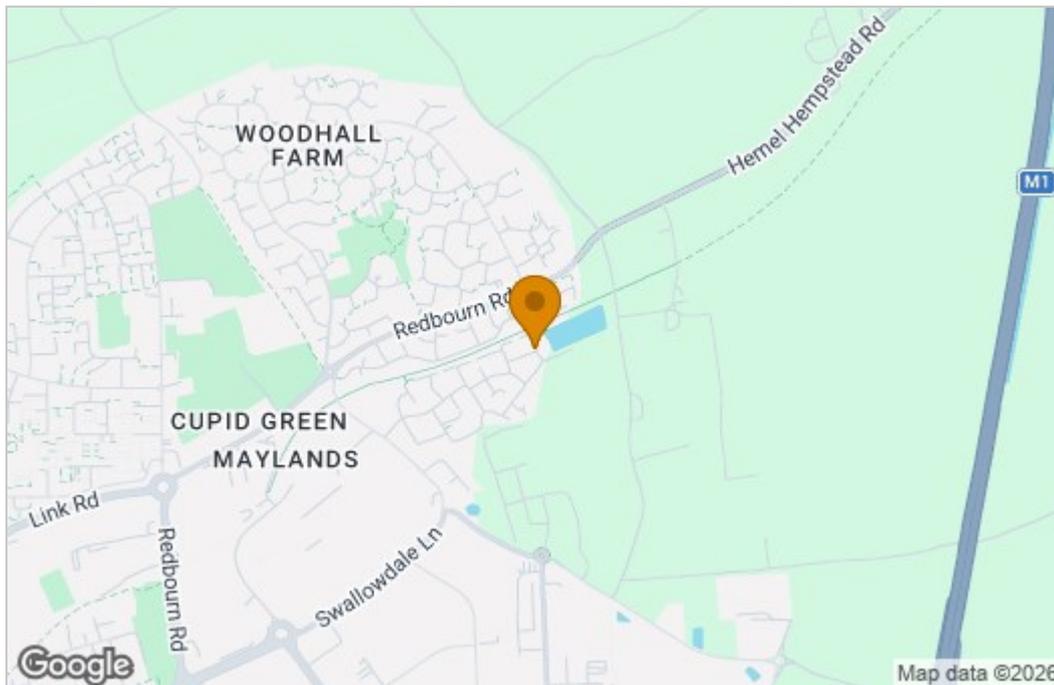


# Floor Plan

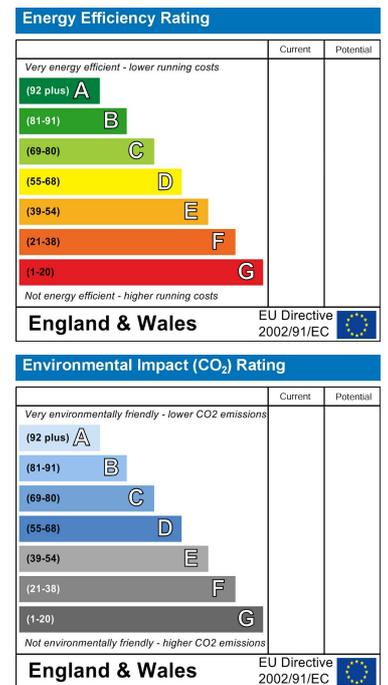


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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