



Clements



## Everest Way

, Hemel Hempstead, HP2 4HZ

Clements are delighted to market this first floor TWO DOUBLE BEDROOM flat in the heart of Adeyfield and on the door step of all local amenities and schools. The property is well presented throughout and offers: entrance hallway with ample storage, main bathroom, kitchen, large living room with access to a balcony and two fantastic sized bedrooms. A perfect first home or investment opportunity.

**Offers In Excess Of £220,000**

# 33 Everest Way

, Hemel Hempstead, HP2 4HZ



- First Floor Flat
- Two Double Bedrooms
- Large Living Accommodation
- Separate Kitchen
- Balcony
- Close to Good Schools
- Close to All Amenities
- Great Transport Links

## Communal Entrance

### Entrance Hallway

15'06 x 3'01 (4.72m x 0.94m)

### Living Room

13'08 x 13'08 (4.17m x 4.17m)

### Kitchen

8'10 x 7'05 (2.69m x 2.26m)

### Bedroom One

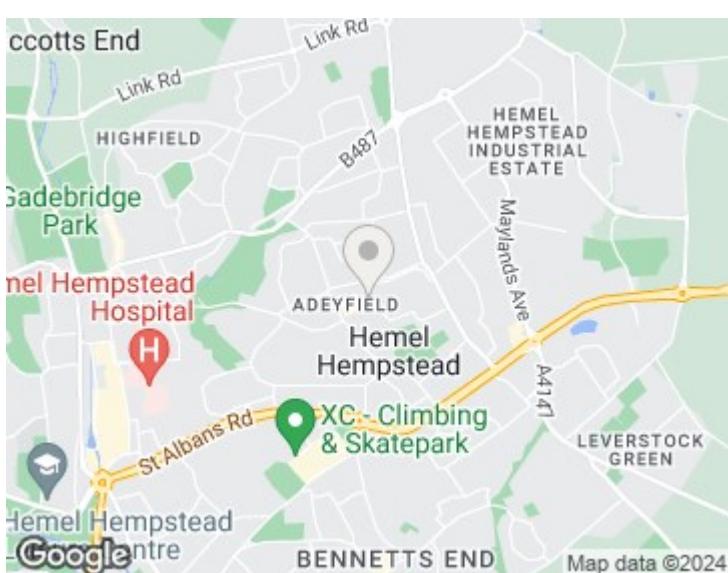
10'03 x 13'00 (3.12m x 3.96m)

### Bedroom Two

12'11 x 8'10 (3.94m x 2.69m)

### Bathroom

7'08 x 5'10 (2.34m x 1.78m)



## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 80                      | 80        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



## Floor Plan



**Floor Plan**

Total floor area 60.5 sq.m. (652 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

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