



## Alldicks Road , Hemel Hempstead, HP3 9JJ

\* EXTENDED HOUSE \* Clements are delighted to market this 3/4 bedroom EXTENDED semi-detached home that previously benefitted from PLANNING PERMISSIONS for EITHER a 2 bedroom HOUSE or a 1 bedroom BUNGALOW. Additionally there was BUILDING REGULATION APPROVAL to convert the current extension into 2 additional bedrooms, a toilet and shower room for a disabled living area with level access, or offices. The property currently boasts large living accommodation and driveway parking and is conveniently situated close to major road links, schools and local amenities.

**Price Guide £490,000**

# 1 Alldicks Road

, Hemel Hempstead, HP3 9JJ



- Semi-Detached Property
- Building Plot with Previous Planning
- Call For Further Details
- Call to View

- 3/4 Bedrooms
- Off Street Parking
- Viewing Essential

- Spacious Room Sizes
- Convenient Location
- Close to Amenities

## STORM PORCH

## MASTER BEDROOM

12'2" x 10'11" (3.71 x 3.33)

## ENTRANCE HALLWAY

## BEDROOM TWO

12'2" x 9'8" (3.71 x 2.95)

## CLOAKROOM

## BEDROOM THREE

10'7" x 6'10" (3.23 x 2.08)

## LOUNGE

## SHOWER ROOM

20'1" x 12'2" (6.12 x 3.71)

## SEPARATE CLOAKROOM

## DINING ROOM

## OUTSIDE

16'10" x 8'8" (5.13 x 2.64)

## GARAGE

17'10" x 8'3" (5.44 x 2.51)

## KITCHEN

## DRIVEWAY

10'8" x 8'7" (3.25 x 2.62)

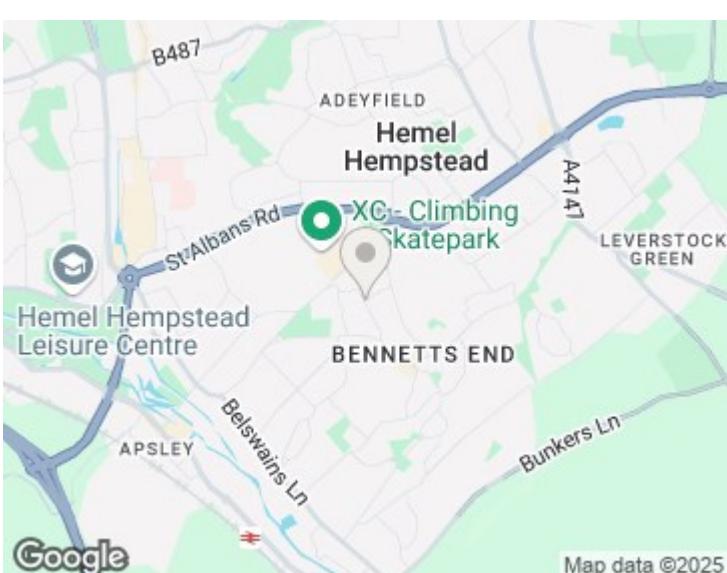
## REAR GARDEN

## UTILITY ROOM

## REAR GARDEN

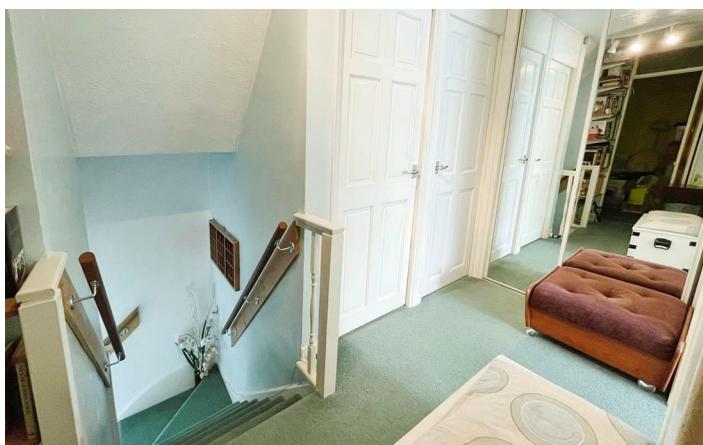
17'10" x 8'10" (5.44 x 2.69)

## FIRST FLOOR LANDING

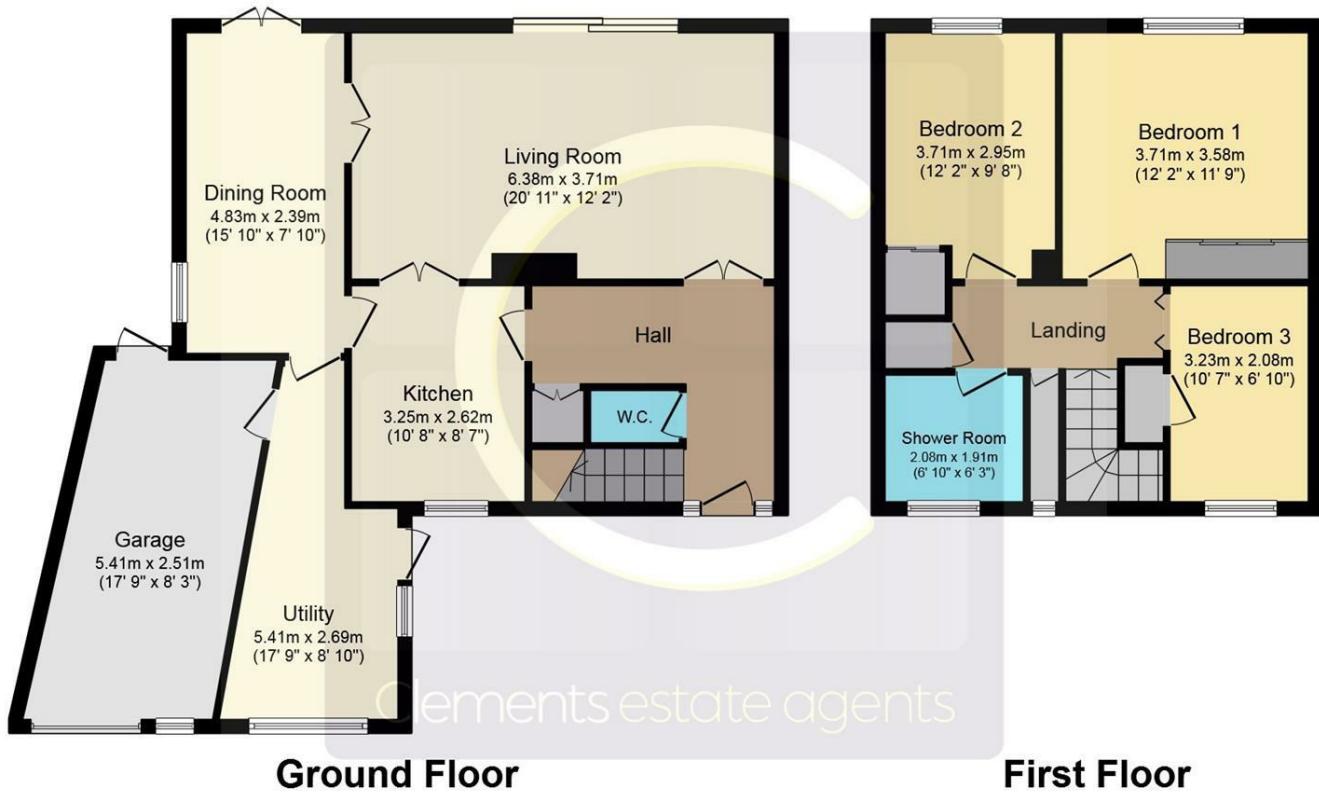


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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	



## Floor Plan



Total floor area 127.7 sq.m. (1,375 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

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Very energy efficient - lower running costs (92 plus) A			83
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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 (92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	