

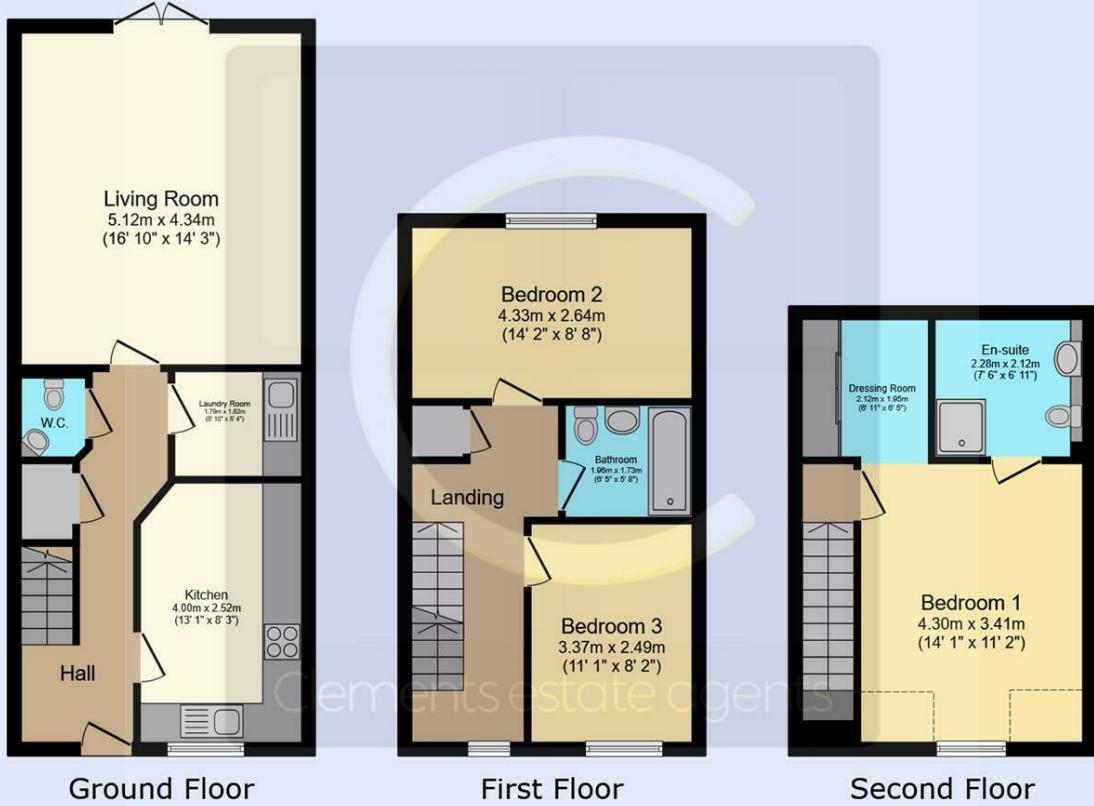


## Wood Lane End, Hemel Hempstead, HP2

Clements Estate Agents are proud to market this stunning, THREE bedroom property. Located in this popular HP2 location, close proximity to Maylands Avenue, local shops and amenities. This home is presented in immaculate condition and benefits from, three generously sized bedrooms, family bathroom, en-suite to bedroom on 2nd floor and downstairs WC. This modern family home is not one to be missed out on... take advantage of the low maintenance rear garden, EV charging, parking for TWO cars and the handy utility room. Higher than usual EPC rating. Available early March. Do not miss out on this one! Call to view!

- Three Bedrooms
- Modern Home
- EV Charging
- Living Across Three stories
- Low maintenance Rear Garden
- Popular Location
- Immaculate Condition
- Spacious Bedrooms
- Two Bathrooms
- Utility Room

**£2,500 PCM**



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](http://www.Propertybox.io)

**Clements**  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
EU Directive 2002/91/EC			
England & Wales			