



## The Coltsfoot, Hemel Hempstead, HP1 2DF

### £1,350 PCM

Clements Estate Agents are proud to market this charming one bedroom house. Presented in excellent condition, this home comprises of a good size living room, modern fitted kitchen, complete with white goods, spacious bedroom, with built in wardrobe space and a family bathroom fitted with a white suite. This home is located in this peaceful location, walking distance from local shops and transport links, with Hemel Hempstead mainline train station one mile away. Do not miss the chance to make this house your next home. Parking is also available. Available NOW! Call to view!

## External



## Bedroom 10'9" x 11'8" (3.28 x 3.56)



## Lounge 10'9" x 13'11" (3.28m x 4.24m)



## Bathroom 6'7" x 5'10" (2.01 x 1.78)



## Kitchen 6'7" x 8'2" (2.01 x 2.49)



## Outside Space

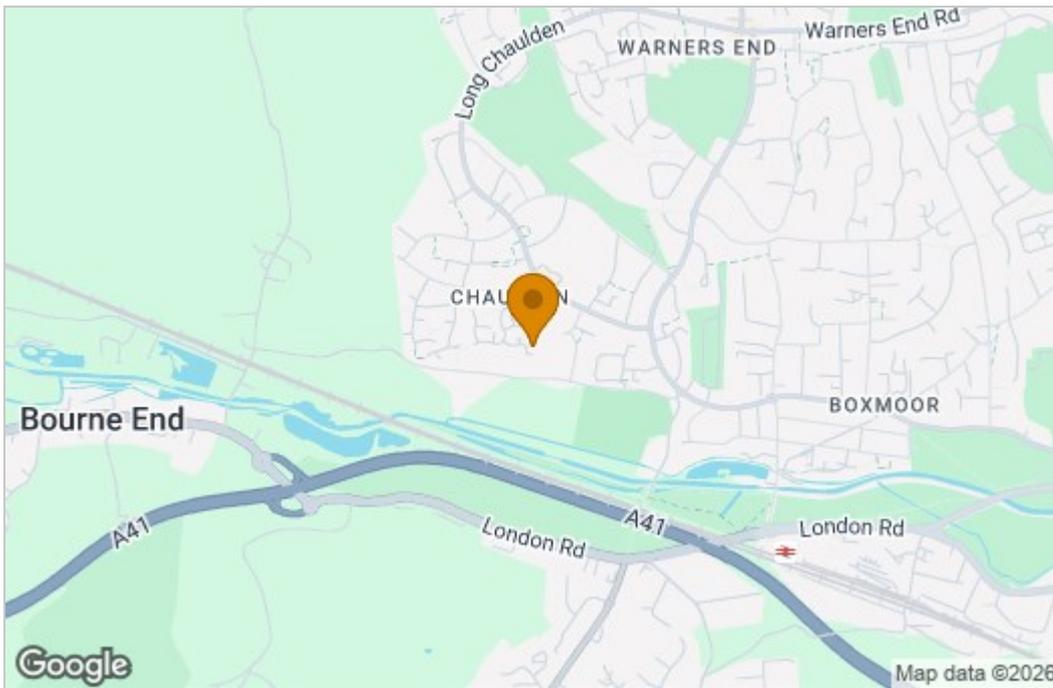


## Surrounding Area

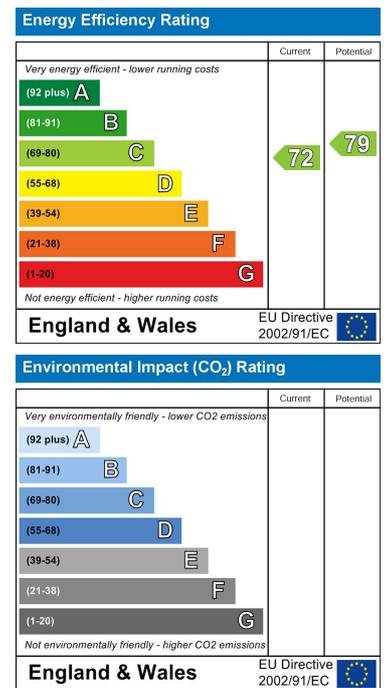


# Floor Plan

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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