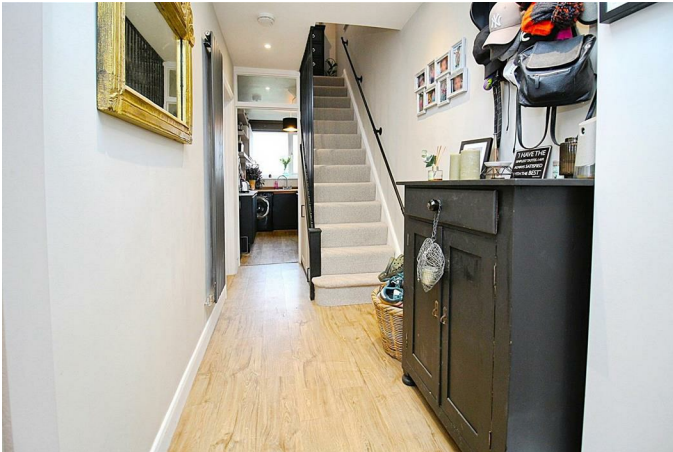## Anchor Lane, Hemel Hempstead, HP1 1TY
Offers Over £550,000

Located in the desirable area of Boxmoor in Hemel Hempstead, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, two reception rooms perfect for entertaining. This family home also offers excellent decorative order, off-street parking and a sought after location close to excellent local schools, amenities and transport links including Hemel Hempstead railway station with direct links to London Euston. VIEWING ESSENTIAL!

FRONT DOOR TO :

PORCH AREA

ENTRANCE HALLWAY

LOUNGE 12'5 x 10'7 (3.78m x 3.23m)

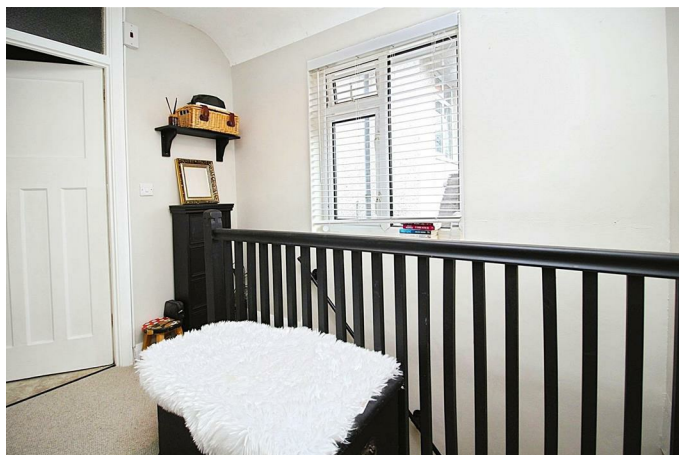## DINING ROOM 12'2 x 9'11 (3.71m x 3.02m)

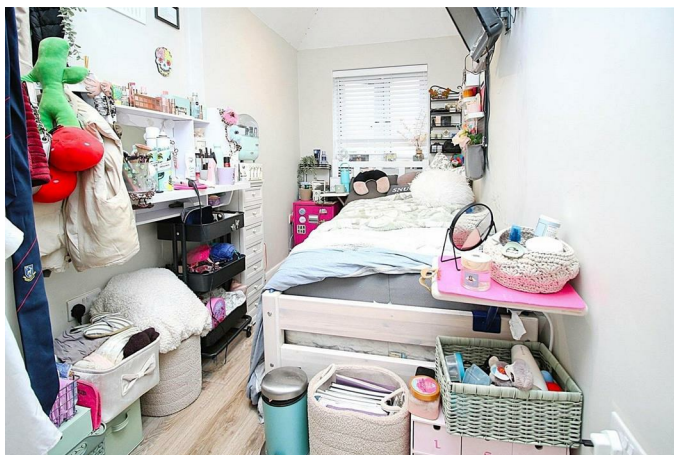## LEAN TO / CONSERVATORY 9'3 x 6'7 (2.82m x 2.01m)

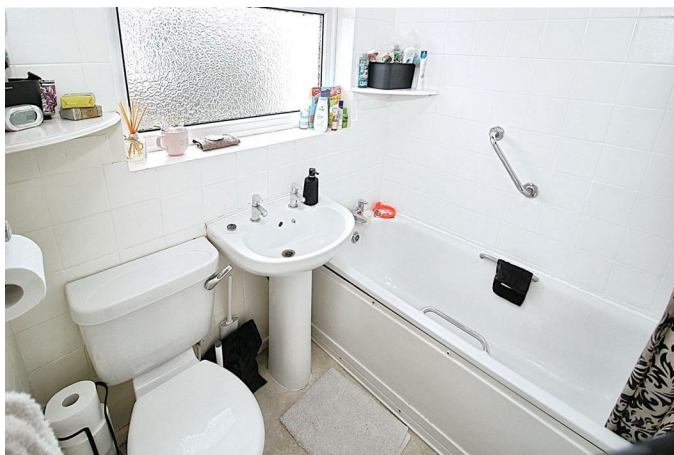## KITCHEN 11'5 x 5'1 (3.48m x 1.55m)

FIRST FLOOR LANDING

BEDROOM THREE 12'10" x 5'10" (3.93 x 1.80)

BEDROOM ONE 12'8 x 8'11 (3.86m x 2.72m)

BATHROOM
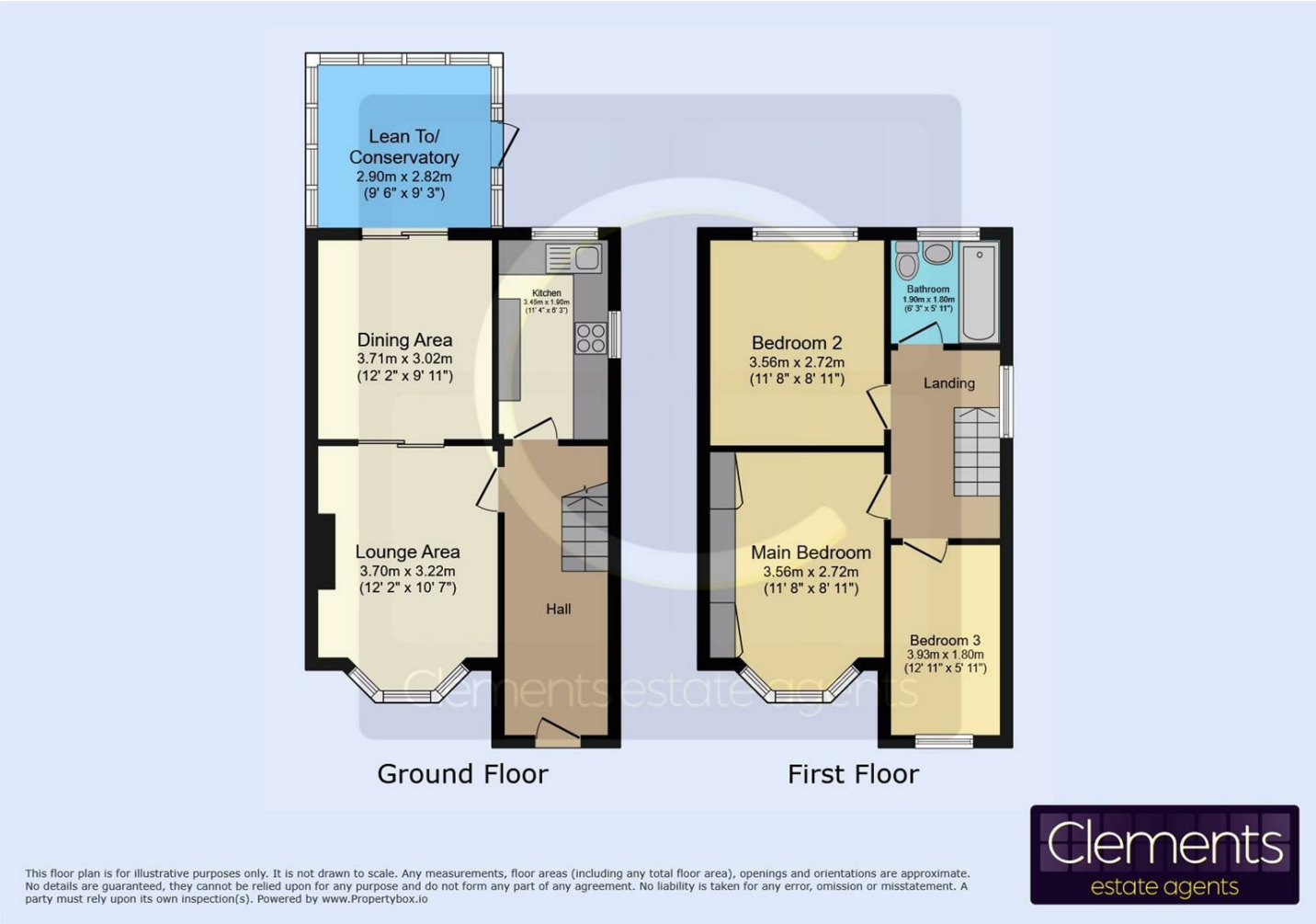

BEDROOM TWO 11'8 x 8'11 (3.56m x 2.72m)
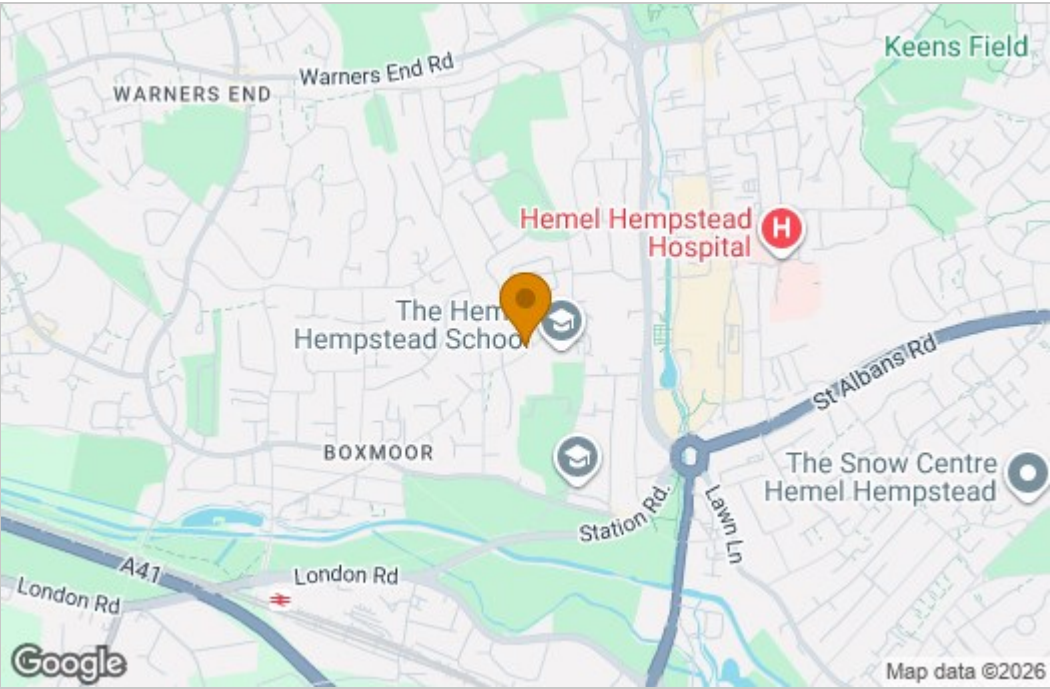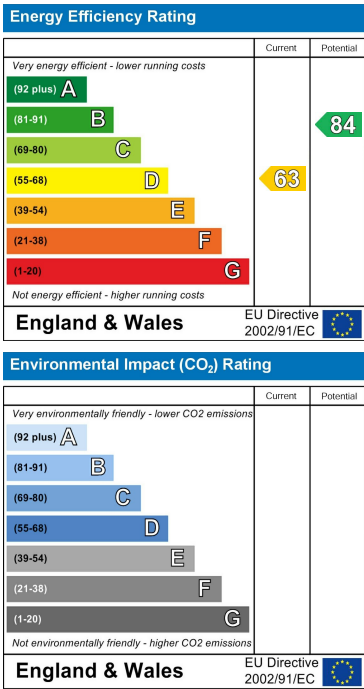

OUTSIDE

FRONT GARDEN

REAR GARDEN

Floor Plan

Lean To/Conservatory
2.90m x 2.82m
(9' 6" x 9' 3")

Kitchen
3.45m x 1.90m
(11' 4" x 6' 3")

Dining Area
3.71m x 3.02m
(12' 2" x 9' 11")

Lounge Area
3.70m x 3.22m
(12' 2" x 10' 7")

Hall

Bathroom
1.90m x 1.80m
(6' 3" x 5' 11")

Bedroom 2
3.56m x 2.72m
(11' 8" x 8' 11")

Landing

Main Bedroom
3.56m x 2.72m
(11' 8" x 8' 11")

Bedroom 3
3.93m x 1.80m
(12' 11" x 5' 11")

Ground Floor

First Floor

Clements estate agents

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

45 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LD
Tel: 01442 214151 Email: lettings@clementsestateagents.co.uk https://www.clementsestateagents.co.uk