



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Chalfont Close, Hemel Hempstead, Herts, HP2



An EXTENDED, very spacious, FAMILY HOME tucked away within this sought after location. In need of some work this generous property comprises of FOUR BEDROOMS , TWO BATHROOMS and a LARGE DRIVEWAY. Just off the Redbourne Road giving very easy access to all local amenities and motorway links. Offered CHAIN FREE!!

- **LARGE Lounge/Diner**
- **SPACIOUS 2nd Reception**
- **Kitchen/Breakfast Room**
- **Four Bedrooms**
- **Two Bathrooms**
- **GENEROUS Driveway**
- **Private Rear Garden**
- **Offered CHAIN FREE**

£599,950 Freehold

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Accommodation Comprises

Entrance Hall

Inner Hallway

Lounge/Dining Room **39'11" x 16'5" (12.17m x 5.00m)(Max Points)**

Living Room **26'3" x 11'1" (8.00m x 3.38m)**

Kitchen/Breakfast Area **15'9" x 10'7" (4.80m x 3.23m)**

Stairs To First Floor

Landing

Master Bedroom **17'11" x 10'8" (5.46m x 3.25m)**

En-Suite Shower

Bedroom Two **13'2" x 10'7" (4.01m x 3.23m)**

Bedroom Three **10'5" x 10'8" (3.18m x 3.25m)**

Bedroom Four **7'9" x 7'0" (2.36m x 2.13m)**
(Currently used as a walk in wardrobe)

Family Bathroom

Exterior

Large Driveway

Rear Garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.