





**£385,000**

Set in a popular location close to local amenities, schools and walking distance to Hemel Hempstead train station, this beautifully presented two bedroom home has been well maintained throughout. Briefly comprising lounge with wood burner, modern fitted kitchen/dining room, two double bedrooms and a modern family bathroom. the property also benefits from a landscaped rear garden and driveway parking.

# Property Description

## ENTRANCE

Frosted double glazed windows and door to:

## ENTRANCE PORCH

Tiled floor, frosted double glazed door to:

## ENTRANCE HALL

Radiator, stairs to first floor, glazed door to:

## LOUNGE

Double glazed bay window to front aspect. Radiator, wood burner, wood effect flooring, part glazed door to:

## KITCHEN/DINING ROOM

Double glazed window and door to rear aspect. Range of wall mounted and floor standing units with rolled edge work surface over, composite sink with drainer and mixer tap, integrated oven and induction hob with extractor fan over, space for dishwasher, fridge/freezer and washing machine, wood effect flooring, understairs storage cupboard, radiator.

## LANDING

Access to loft space, airing cupboard housing hot water cylinder.

## BEDROOM ONE

Two double glazed windows to front aspect. Radiator, built in storage cupboard.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BATHROOM

Two frosted double glazed windows. Low level w.c., pedestal wash hand basin, panelled bath with shower over.

## OUTSIDE

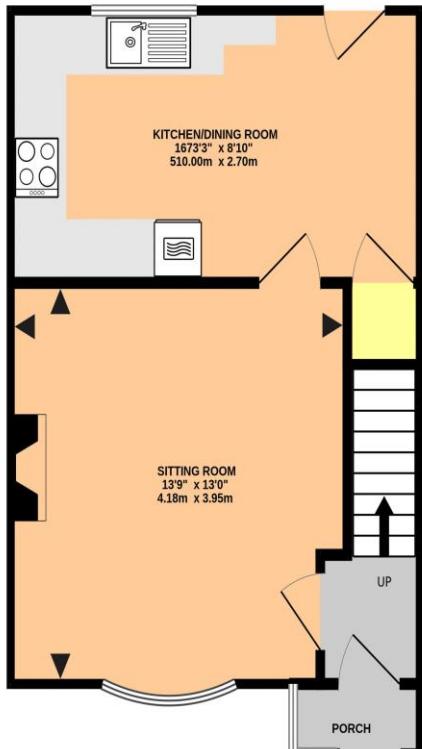
## PARKING

Driveway providing off road parking.

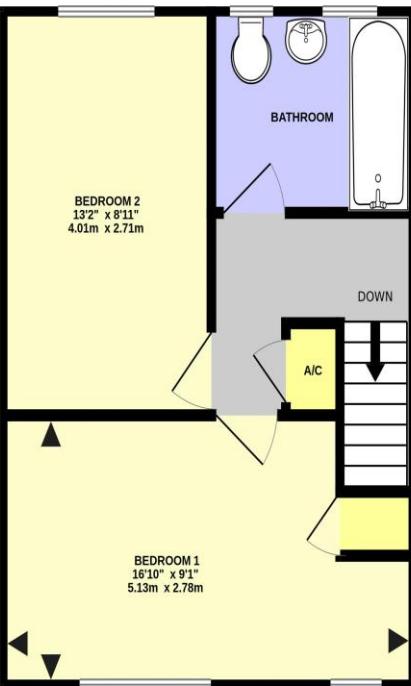
## REAR GARDEN

Landscaped garden with patio area, steps leading to lawn, gated rear access, timber storage shed.

GROUND FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



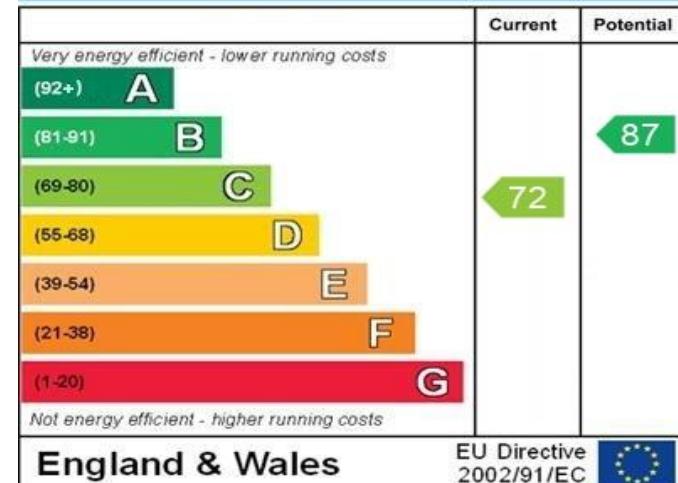
1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



HONEYCROSS ROAD, HEMEL HEMPSTEAD HP1 2JA (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 741 sq.ft. (68.9 sq.m.) approx.  
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### Energy Efficiency Rating



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents