



## 34 The Bourne

Hemel Hempstead, HP3 0EN

**£285,000**

This delightful first floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 622 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat is well-kept, ensuring that you can move in with ease and enjoy your new home from day one.

A standout feature of this property is the generous storage options, including a large storage room, an airing cupboard, and an additional storage cupboard—offering ample space to keep your belongings neatly organised.

Another key advantage is the ample, unrestricted parking, ensuring convenience for residents and visitors.

The flats benefit from beautifully maintained communal gardens, offering a peaceful and picturesque outdoor space for residents to enjoy. With lush greenery, vibrant seasonal flowers, and neatly trimmed lawns, the gardens provide a perfect setting for relaxation and social gatherings.

Situated within walking distance to Bovingdon High Street, you will find a variety of local shops, cafes, and amenities just a short stroll away. This vibrant community offers a friendly atmosphere, making it easy to connect with neighbours and

- Spacious Two Bedroom Flat
- Chain Free Property
- New Extended Lease - 173 Years Remaining
- Ample Storage Throughout
- Bright And Inviting Reception Room
- Move In With Ease - Well Maintained
- Walking Distance To Bovingdon High Street
- Ideal For FTB or Investors

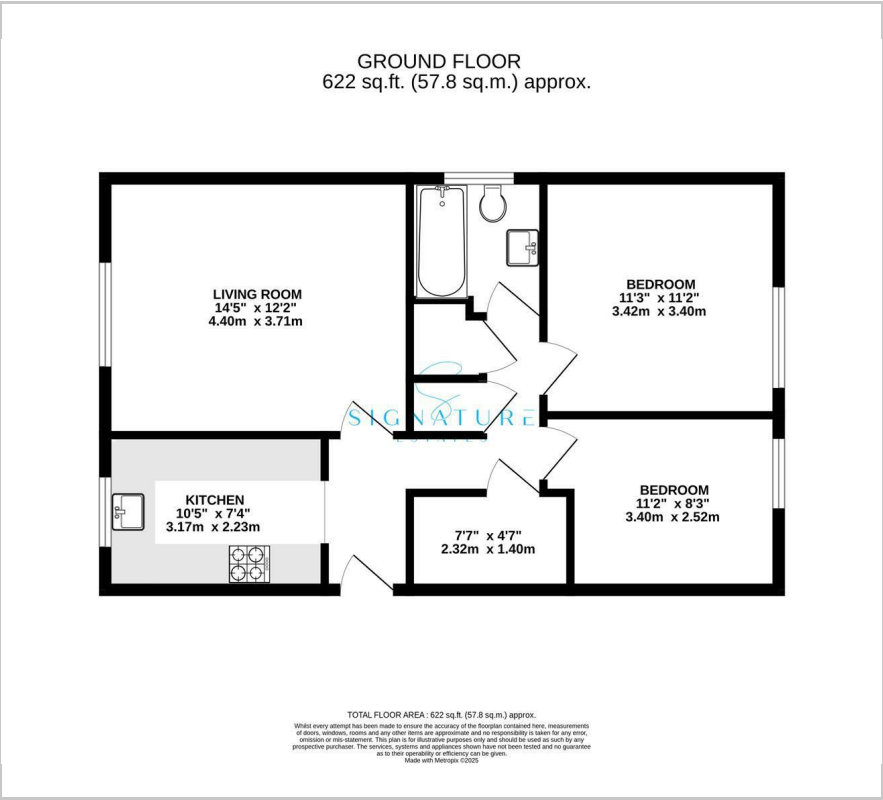
### Viewing

Please contact our Bovingdon Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.





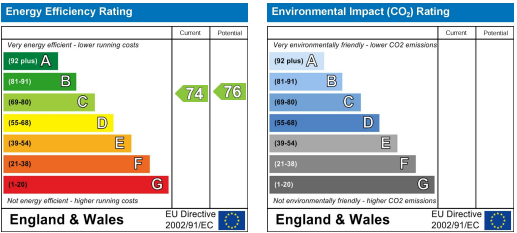
Floor Plan



Area Map



Energy Efficiency Graph



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