



## 19 Catlin Street

Hemel Hempstead, HP3 9AU

**£2,000**

Exceptional Space & Character – Over 1,700 sq ft | Walk to Hemel Hempstead Station

This deceptively spacious three-bedroom mid-terrace Victorian cottage offers over 1,700 sq ft of well-presented accommodation, making it one of the largest rental homes of its type in the area.

The ground floor comprises a welcoming lounge and a large kitchen/diner, perfectly suited to modern living and entertaining. Upstairs are three well-proportioned double bedrooms and a spacious family bathroom, providing comfort and flexibility. A useful cellar offers excellent additional storage.

The property is ideally located within easy walking distance of Hemel Hempstead station, making it an excellent choice for commuters, while also being close to local shops, parks, and everyday amenities.

Rental properties offering this level of space, character, and convenience are rarely available in such a well-connected location.

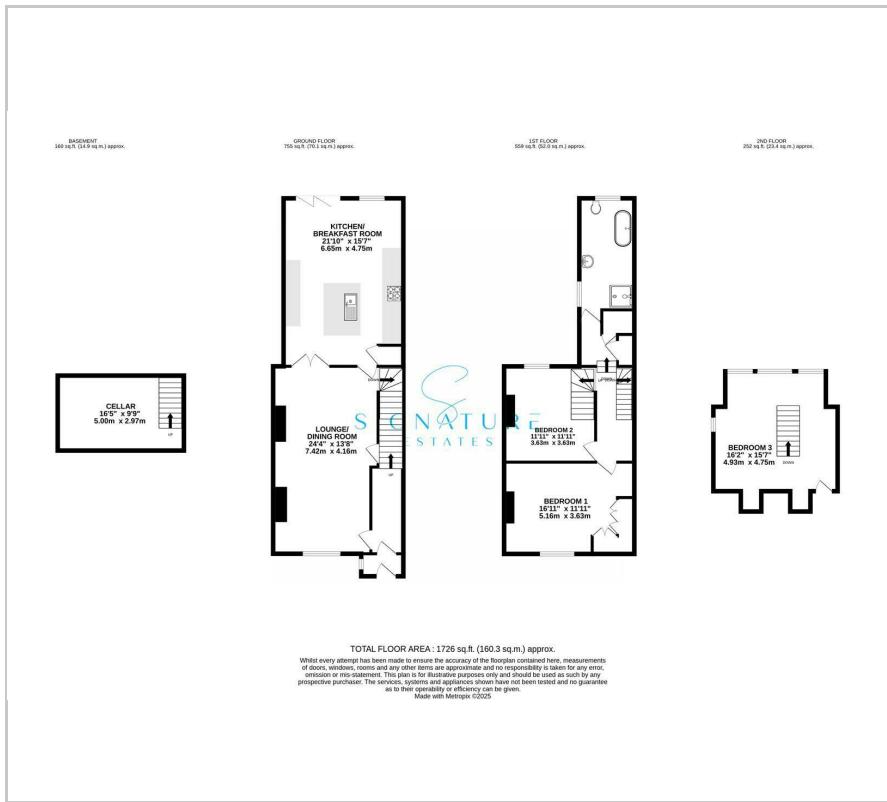
### Viewing

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

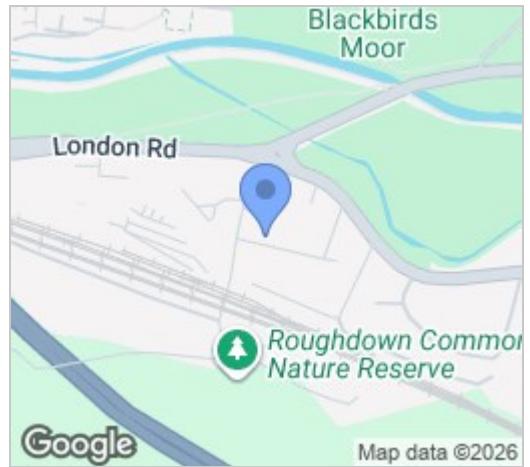
- Over 1700 sq ft Of Accommodation
- Substantial Victorian Home
- Extended Across The Ground Floor, First Floor and Loft Conversion
- Generous Kitchen/Diner
- Three Double Bedrooms
- Walking Distance To Hemel Hempstead Station
- Cellar For Additional Storage
- Available As Soon As Possible



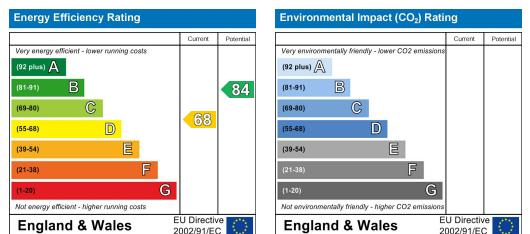
## Floor Plan



## Area Map



## Energy Efficiency Graph



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