



Connells

Hales Park
Hemel Hempstead

Hales Park Hemel Hempstead HP2 4RH

for sale offers in excess of
£325,000



Property Description

Very well presented throughout, TWO DOUBLE BEDROOM ground floor maisonette in Hales Park, Hemel Hempstead. OFFERED WITH NO UPPER CHAIN. Many benefits include ALLOCATED PARKING, integrated kitchen appliances, modern family bathroom, great sized bedrooms and a STUNNING PRIVATE REAR GARDEN. The ideal first time buy or investment! Call now to arrange a viewing!

Shared Entrance

Door to front and stairs to all floors.

Entrance Hall

Double glazed door to front and radiator.

Lounge Open Plan

22' 5" x 11' 9" (6.83m x 3.58m)

Double glazed window, TV point, radiator and double glazed patio doors to garden.

Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, breakfast bar, sink/drainer with splashbacks, integrated electric oven and hob with cookerhood, integrated washing machine, radiator and double glaze window.

Bedroom 1

12' 1" x 8' 2" (3.68m x 2.49m)

Two double glazed windows, fitted wardrobes and radiator.

Bedroom 2

8' 9" x 6' 10" (2.67m x 2.08m)

Double glazed window, fitted wardrobe and radiator.

Bathroom

Fitted with bath and Rain fall shower, heated towel rail, wash hand basin, low level WC, full tiling and double glazed window.

Rear Garden

Patio area leading to Astro turf lawned area.

Parking

Two allocated parking spaces.







Ground Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



Total area: approx. 52.6 sq. metres (566.0 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/HEM311566](https://www.connells.co.uk/Property/HEM311566)

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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