

Fletcher Way, Hemel Hempstead HP2 5SA



welcome to

Fletcher Way, Hemel Hempstead

Located in a popular residential area is this four bedroom mid terraced family home. Features include spacious living accommodation, loft room, downstairs bedroom with en-suite, large kitchen, family bathroom, outside utility room and large mature rear garden.



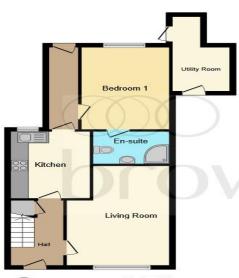
















Ground Floor

First Floor

Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Entrance Hall

Bedroom Four

14' 3" x 9' 7" (4.34m x 2.92m)

En-Suite

Lounge

17' x 11' 6" To Max (5.18m x 3.51m To Max)

Kitchen

10' 6" x 9' (3.20m x 2.74m)

First Floor Landing

Bedroom One

16' 4" To Max x 10' 8" To Max (4.98m To Max x 3.25m To Max)

Bedroom Two

11' 3" x 8' 8" (3.43m x 2.64m)

Bedroom Three

9' 3" x 7' 4" To Max (2.82m x 2.24m To Max)

Bathroom

Second Floor

Loft Room

19' 6" To Max x 10' 6" To Max (5.94m To Max x 3.20m To Max)

Outside

Front Garden

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Fletcher Way, Hemel Hempstead

- Popular Residential Area
- Mid Terraced Family Home
- Four Bedrooms One With En-Suite
- Spacious Living Accommodation
- Loft Room

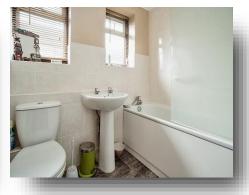
Tenure: Freehold EPC Rating: D

offers in excess of

£400,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HHD109616 - 0005 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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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