



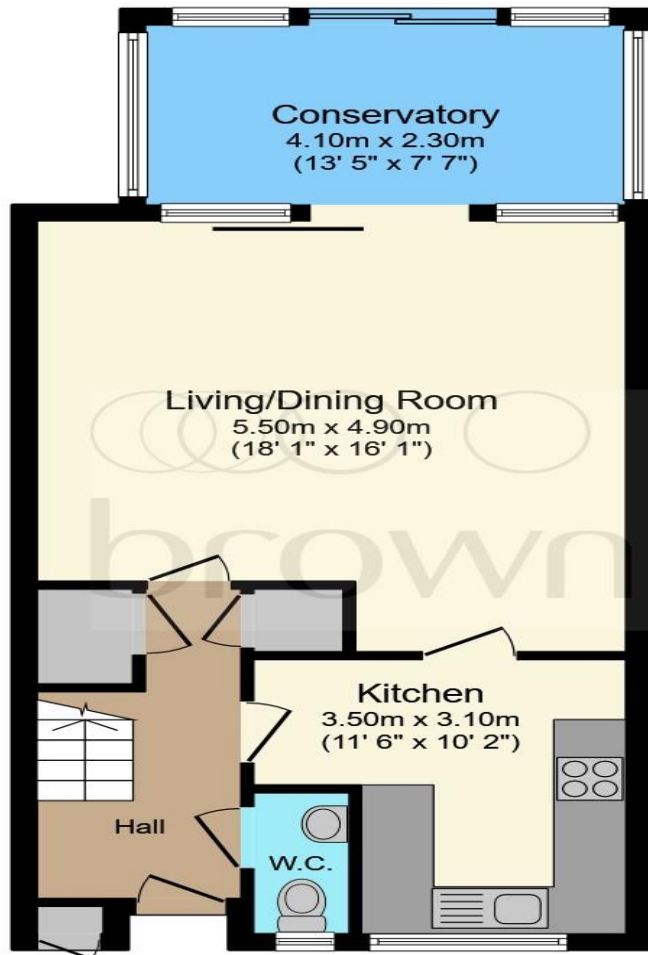
Parkhill Road, Hemel Hempstead HP1 1TP

welcome to

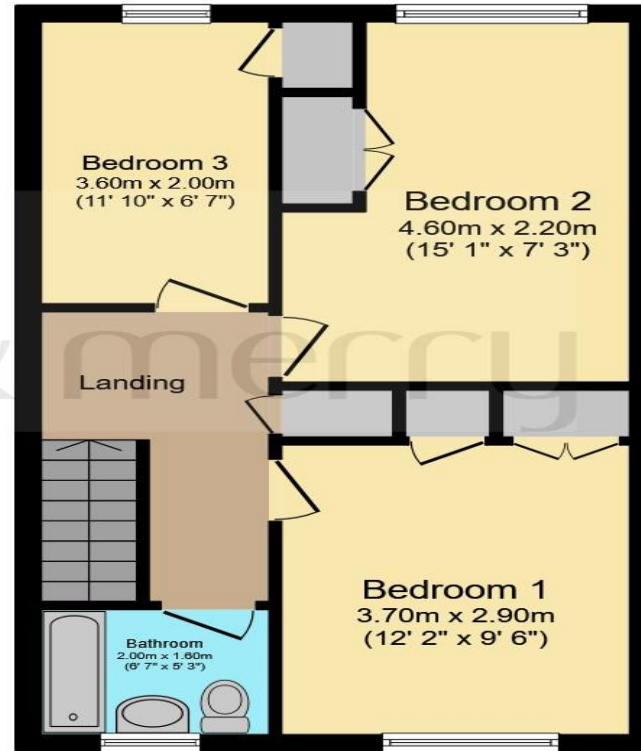
Parkhill Road, Hemel Hempstead

Located in a very sought after area and being in the catchment area of good local schools is this very well presented three bedroom end of terraced family home.





Ground Floor



First Floor

Total floor area 98.6 sq.m. (1,061 sq.ft.) approx

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

Powered by audioagent.com

Entrance Hall

Cloakroom

Lounge / Dining Room

18' x 15' 9" To Max (5.49m x 4.80m To Max)

Kitchen

11' 5" x 10' To Max (3.48m x 3.05m To Max)

Conservatory

13' x 8' 1" (3.96m x 2.46m)

Landing

Bedroom One

12' x 9' 5" (3.66m x 2.87m)

Bedroom Two

14' 9" x 9' 3" (4.50m x 2.82m)

Bedroom Three

11' 8" x 6' 4" (3.56m x 1.93m)

Bathroom

Outside

Rear Garden

Parking

welcome to

Parkhill Road, Hemel Hempstead

- Very Sought After Residential Area
- Three Bedroom End Of Terraced Family Home In The Catchment Area For Good Local Schools
- Very Well Presented Throughout
- Spacious Living Accommodation
- Modern Kitchen & Modern Bathroom

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD109767](https://www.brownandmerry.co.uk/Property/HHD109767)



Property Ref:
HHD109767 - 0002

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 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 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.


brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)