



Trinity Walk, Hemel Hempstead HP2 4NN

welcome to

Trinity Walk, Hemel Hempstead

Located in a very sought after residential area and being very well presented throughout is this three bedroom detached family home





Entrance Hall

Cloakroom

Lounge

18' 7" x 11' 4" (5.66m x 3.45m)

Dining Room

9' 5" x 8' 7" (2.87m x 2.62m)

Kitchen

12' 5" x 12' 1" (3.78m x 3.68m)

Conservatory

8' 7" To Max x 7' 4" To Max (2.62m To Max x 2.24m To Max)

Lobby

Study

12' 2" x 8' 8" (3.71m x 2.64m)

Landing

Bedroom One

12' 6" To Wardrobe x 12' 6" (3.81m To Wardrobe x 3.81m)

En-Suite

Bedroom Two

15' 3" To Max x 10' 2" To Max (4.65m To Max x 3.10m To Max)

Bedroom Three

9' To Max x 8' 11" To Max (2.74m To Max x 2.72m To Max)

Bathroom

Outside

Rear Garden

Garage

Total floor area 142.6 m² (1,535 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

welcome to

Trinity Walk, Hemel Hempstead

- Sought After Residential Area
- Three Bedroom Detached Family Home
- Well Presented Throughout
- Spacious Living Accommodation Plus Conservatory & Study
- Master Bedroom With En-suite

Tenure: Freehold EPC Rating: D

offers in excess of

£700,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD108892](https://www.brownandmerry.co.uk/Property/HHD108892)



Property Ref:
HHD108892 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



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