



**Winifred Road, Hemel Hempstead HP3 9DX**

**welcome to**

**Winifred Road, Hemel Hempstead**

\*\* POTENTIAL TO EXTEND TO FOUR BEDROOMS STPP \*\* Located in a sought after residential area and being within walking distance of a wide range of local amenities is this well presented two bedroom character property. CHAIN FREE - Call now to avoid disappointment.





## Ground Floor

Total floor area 71.7 m<sup>2</sup> (772 sq.ft.) approx

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



## First Floor

**Entrance**

**Cloakroom**

**Lounge / Diner**

23' 7" To Max x 12' 9" To Max ( 7.19m To Max x 3.89m To Max )

**Kitchen**

8' 2" x 8' ( 2.49m x 2.44m )

**Utility Room**

5' 1" To Max x 4' 7" To Max ( 1.55m To Max x 1.40m To Max )

**Landing**

**Bedroom One**

13' To Max x 10' 9" To Max ( 3.96m To Max x 3.28m To Max )

**Bedroom Two**

10' 9" To Max x 8' 2" To Max ( 3.28m To Max x 2.49m To Max )

**Bathroom**

**Outside**

**Rear Garden**

welcome to

## Winifred Road, Hemel Hempstead

- Potential to Extend To Four Bedrooms STPP
- Popular Residential Area
- Mid Terraced Character Property With No Upper Chain
- Two Bedrooms
- Good Sized Living Accommodation

Tenure: Freehold EPC Rating: C

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD108657](https://www.brownandmerry.co.uk/Property/HHD108657)



Property Ref:  
HHD108657 - 0010

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