





## welcome to

# **Warmark Road, Hemel Hempstead**

Located in a popular residential area is this three bedroom semi detached family home which has the added benefit of a one bedroom annex to the side.

















**Ground Floor** 

**First Floor** 

Total floor area 113.6 m² (1,223 sq.ft.) approx

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

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#### **Entrance Porch**

#### **Entrance Hall**

### Cloakroom

### Lounge

15' 3" To Max x 11' 11" To Max ( 4.65m To Max x 3.63m To Max )

### **Dining Room**

10' 4" To Max x 9' 6" To Max ( 3.15m To Max x 2.90m To Max )

#### Kitchen

14' 6" To Max x 8' 3" To Max ( 4.42m To Max x 2.51m To Max )

### Lobby

24' x 2' 9" ( 7.32m x 0.84m )

### Landing

### **Bedroom One**

11' 7" To Max x 11' 5" To Max ( 3.53m To Max x 3.48m To Max )

### **Bedroom Two**

11' 8" To Max x 9' 8" ( 3.56m To Max x 2.95m )

### **Bedroom Three**

8' 8" x 8' 4" ( 2.64m x 2.54m )

#### **Bathroom**

#### **Outside**

#### Annex

### **Annex Kitchen**

9' 5" x 7' 6" ( 2.87m x 2.29m )

### **Annex Bedroom**

13' 3" x 7' 6" ( 4.04m x 2.29m )

### **Annex Shower Room**

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## Warmark Road, Hemel Hempstead

- Popular Residential Area
- Three Bedroom Semi Detached Family Home
- Added Benefit Of Having A One Bedroom Annex To The Side
- Two Reception Rooms
- Good Sized Kitchen & Family Bathroom

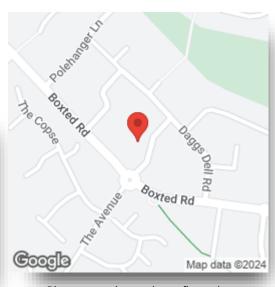
Tenure: Freehold EPC Rating: C

# £465,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HHD109084 - 0003 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.





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