





welcome to

Benchleys Road, Hemel Hempstead

Located in a sought after residential area and being well presented throughout is this three bedroom mid-terraced family home.

















Ground Floor

First Floor

Total floor area 84.6 sq.m. (910 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 Hall

Lounge

13' 6" x 12' 9" (4.11m x 3.89m)

Kitchen

16' 8" To Max x 8' 8" (5.08m To Max x 2.64m)

Conservatory

14' 5" x 9' 7" (4.39m x 2.92m)

Landing

Bedroom One

12' 8" To Max x 8' 8" To Max (3.86m To Max x 2.64m To Max)

Bedroom Two

9' 4" x 9' 1" (2.84m x 2.77m)

Bedroom Three

9' 2" x 7' 2" To Max (2.79m x 2.18m To Max)

Bathroom

Outside

Rear Garden

Parking

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Benchleys Road, Hemel Hempstead

- Sought After Residential Area
- Three Bedroom Mid Terraced Home With Solar Panels
- Well Presented Throughout
- Spacious Living Accommodation Plus Conservatory
- Good Sized Kitchen & Family Bathroom

Tenure: Freehold EPC Rating: C

£425,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HHD109495 - 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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