



Fletcher Way,HEMEL HEMPSTEAD HP2 5SA

welcome to

Fletcher Way, HEMEL HEMPSTEAD

Located in a popular residential area and being very well presented throughout is this three double bedroom maisonette.





Ground Floor



First Floor

Entrance Hall

Lounge

13' 3" x 12' (4.04m x 3.66m)

Kitchen / Dining Room

19' x 9' 2" (5.79m x 2.79m)

Landing

Bedroom One

13' 9" To Max x 10' 1" To Recess (4.19m To Max x 3.07m To Recess)

Bedroom Two

12' 8" To Max x 9' 7" To Max (3.86m To Max x 2.92m To Max)

Bedroom Three

8' 10" To Max x 7' 11" To Max (2.69m To Max x 2.41m To Max)

Bathroom

Outside

Rear Garden

Communal Parking

Total floor area 79.8 m² (859 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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welcome to

Fletcher Way, HEMEL HEMPSTEAD

- Popular Residential Area
- Three Double Bedroom Maisonette
- Very Well Presented Throughout
- Spacious Living Accommodation
- Large Modern Kitchen / Dining Room & Modern Family Bathroom

Tenure: Leasehold EPC Rating: C

offers in excess of

£340,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD110106](https://www.brownandmerry.co.uk/Property/HHD110106)

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 May 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
HHD110106 - 0002


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