





welcome to

Missden Drive, HEMEL HEMPSTEAD

An opportunity to acquire a spacious semi-detached three bedroom house with great potential to extend. Located in a very sought after residential area and being beautifully presented throughout is this three bedroom semi detached family home.















Total floor area 112.3 m² (1,209 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Porch

Entrance Hall

Lounge

20' 2" To Max x 15' 11" To Max (6.15m To Max x 4.85m To Max)

Kitchen

11' 10" x 9' 2" (3.61m x 2.79m)

Landing

Bedroom One

16' To Max x 9' 10" (4.88m To Max x 3.00m)

Bedroom Two

12' 6" To Max x 8' 11" To Max (3.81m To Max x 2.72m To Max)

Bedroom Three

 8^{\prime} 7" To Max x 6^{\prime} 9" (2.62m To Max x 2.06m)

Bathroom

Outside

Front Garden

Rear Garden

Garage

Utility Area

7' 9" x 7' 1" (2.36m x 2.16m)

Garage

16' 8" x 9' (5.08m x 2.74m)

Parking

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Missden Drive, HEMEL HEMPSTEAD

- Scope to extend (STPP)
- Three Bedroom Semi Detached Family Home
- Beautifully Presented Throughout
- Spacious Living Accommodation
- Modern Kitchen & Family Bathroom

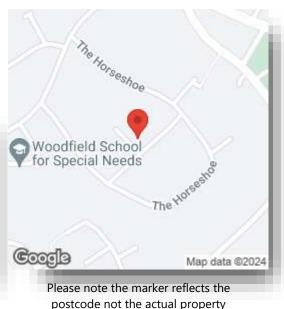
Tenure: Freehold EPC Rating: D

£600,000









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Property Ref: HHD110153 - 0004 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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01442 232400



Hemel Hempstead @brown and merry. co.uk



57 Marlowes, HEMEL HEMPSTEAD, Hertfordshire, HP1 1LE



brownandmerry.co.uk