





welcome to

Windmill Road, Hemel Hempstead

Located in a popular residential area and being well presented throughout is this extended four bedroom semi detached family home.









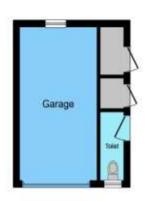












Ground Floor

First Floor

Second Floor

Garage

Total floor area 131.5 m² (1,415 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 Hall

Lounge

15' 8" Into Bay To Max x 12' 3" To Max (4.78m Into Bay To Max x 3.73m To Max)

Dining Room

9' 2" x 9' (2.79m x 2.74m)

Kitchen

9' 7" x 9' 1" (2.92m x 2.77m)

First Floor Landing

Bedroom Two

13' 4" To Max x 9' 11" Plus Recess (4.06m To Max x 3.02m Plus Recess)

Bedroom Three

12' 5" x 9' 2" (3.78m x 2.79m)

Bedroom Four / Office

8' 9" x 4' 5" Plus Recess (2.67m x 1.35m Plus Recess)

Bathroom

Second Floor

Bedroom One

15' 3" To Max x 15' 2" Plus Recess (4.65m To Max x 4.62m Plus Recess)

En-Suite

Outside

Rear Garden

Outside Toilet

Garage

Parking

welcome to

Windmill Road, Hemel Hempstead

- Popular Residential Area
- Extended Four Bedroom Semi Detached Family Home
- Well Presented Throughout
- Two Reception Rooms
- Master Bedroom With En-Suite

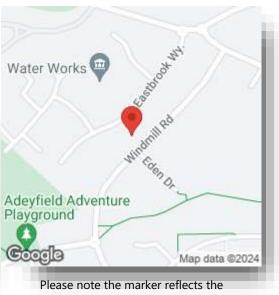
Tenure: Freehold EPC Rating: C

£550,000









postcode not the actual property

view this property online brownandmerry.co.uk/Property/HHD110254



Property Ref: HHD110254 - 0002 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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