

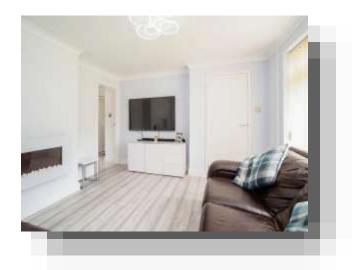
Beechfield Road, Hemel Hempstead HP1 1NZ



welcome to

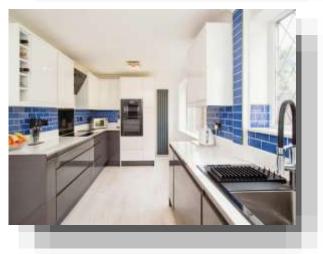
Beechfield Road, Hemel Hempstead

Don't Delay Call Today!! This Stunning Deceptively Spacious Two DOUBLE Bedroomed End of Terrace House offers an opportunity to live in a wonderful location just a moments stroll from the centre of Boxmoor Village.











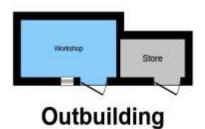




Ground Floor



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Total floor area 70.5 m2 (759 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

12' 10" x 12' 2" (3.91m x 3.71m)

Kitchen

16' 1" x 8' 7" (4.90m x 2.62m)

Landing

Bedroom One

16' 4" To Recess x 10' 2" To Recess (4.98m To Recess x 3.10m To Recess)

Bedroom Two

9' 5" x 8' 7" To Recess (2.87m x 2.62m To Recess)

Bathroom

Outside

Rear Garden

Outside Covered Space

12' 5" x 5' 11" (3.78m x 1.80m)

Two Brick Built Sheds

Shed One

7' 7" x 6' 9" (2.31m x 2.06m)

Shed Two

5' 3" x 3' 7" (1.60m x 1.09m)

welcome to

Beechfield Road, Hemel Hempstead

- Very Sought After Residential Area
- Two Double Bedroom End Of Terraced Home
- Very Well Presented Throughout
- Spacious Living Accommodation
- Modern Kitchen With Integrated Appliances & Modern Family Bathroom

Tenure: Freehold EPC Rating: C

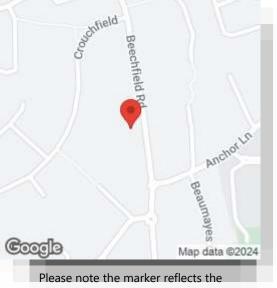
offers in excess of

£400,000









postcode not the actual property

view this property online brownandmerry.co.uk/Property/HHD110299



Property Ref: HHD110299 - 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 quidance 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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