

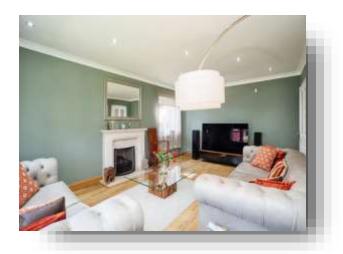
**Delmar Avenue, Hemel Hempstead HP2 4LZ** 

## welcome to

# **Delmar Avenue, Hemel Hempstead**

Welcome to Willows End, a charming four-bedroom detached family home that perfectly blends comfort and functionality. Ideally located with a choice of stations in easy reach as well as fantastic M1 & M25 Access. Please call us today to avoid disappointment.















## Total floor area 163.9 m² (1,764 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**

### Cloakroom

### Lounge

18' 4" x 11' 10" ( 5.59m x 3.61m )

### **Dining Room**

13' 6" x 8' 5" To Max ( 4.11m x 2.57m To Max )

#### Kitchen

33' 4" x 10' 10" To Max ( 10.16m x 3.30m To Max )

## **Utility Area**

16' 3" x 5' 10" ( 4.95m x 1.78m )

## Landing

### **Bedroom One**

14' 10" To Wardrobe x 9' 5" To Max ( 4.52m To Wardrobe x 2.87m To Max )

#### **En-Suite**

#### **Bedroom Two**

14' 10" To Max x 12' To Max ( 4.52m To Max x 3.66m To Max )

### **Bedroom Three**

11' 11" x 10' 3" ( 3.63m x 3.12m )

## **Bedroom Four**

9' 5" x 8' 10" To Max (  $2.87m \times 2.69m$  To Max )

### **Bathroom**

#### Outside

#### **Front Garden**

#### Rear Garden

### Garage / Storage

## welcome to

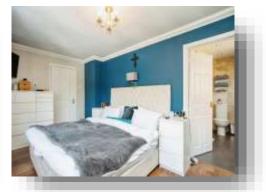
# **Delmar Avenue, Hemel Hempstead**

- Situated In A Very Sought After Residential Area
- Executive Four Bedroom Detached Family Home
- Beautifully Presented Throughout
- Master Bedroom With En-Suite
- Large Modern Kitchen, Utility Room & Family Bathroom

Tenure: Freehold EPC Rating: C

£959,950









Please note the marker reflects the postcode not the actual property

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Property Ref: HHD108174 - 0008 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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