



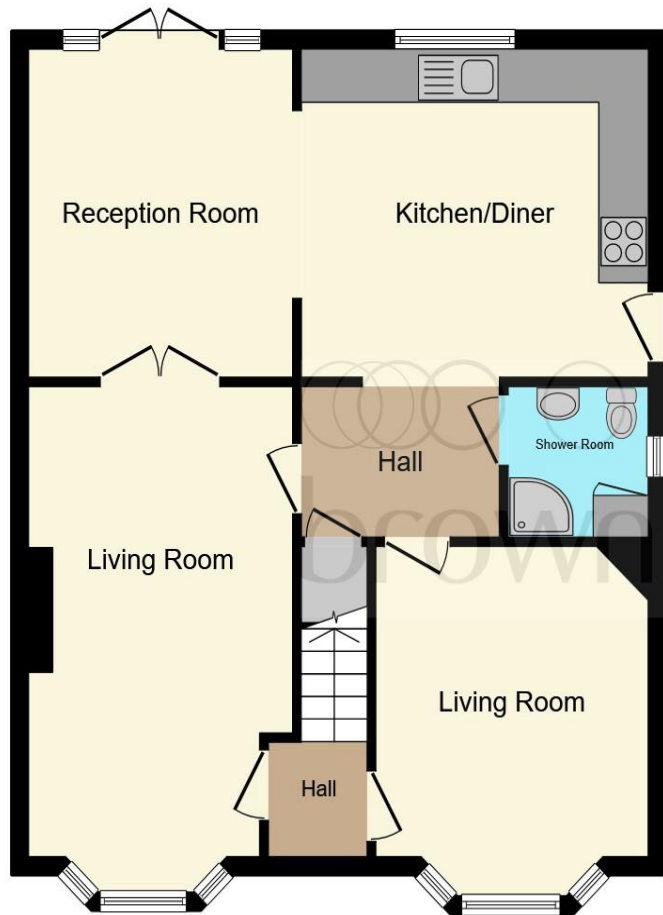
**Belmont Road, Hemel Hempstead HP3 9NY**

**welcome to**

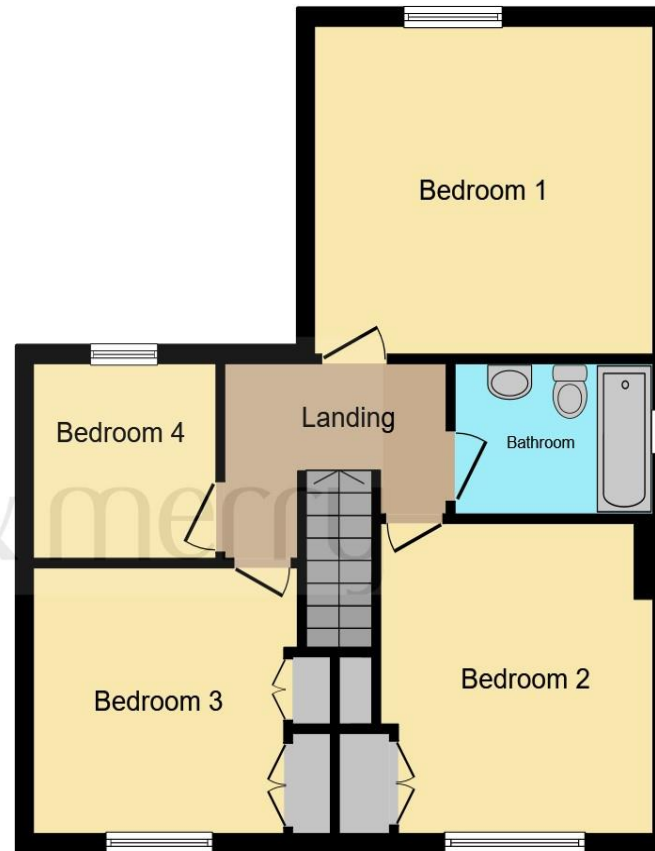
**Belmont Road, Hemel Hempstead**

\*\* Beautiful Family Home \*\* This property ticks all of the boxes!! Four Bedrooms \* Detached \* Large Garden \* Off Road Parking \* Extended \* Call us now to organise your viewing before its too late!





**Ground Floor**



**First Floor**

Total floor area 125.0 m<sup>2</sup> (1,345 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](http://www.focalagent.com)

**Entrance Hall**

**Shower Room**

**Sitting Room**

12' 8" x 10' 5" ( 3.86m x 3.17m )

**Lounge**

19' 5" Into Bay x 11' 5" To Max ( 5.92m Into Bay x 3.48m To Max )

**Dining Room**

13' 4" Into Bay x 10' 8" To Max ( 4.06m Into Bay x 3.25m To Max )

**Kitchen**

18' 7" To Max x 13' 9" To Max ( 5.66m To Max x 4.19m To Max )

**Landing**

**Bedroom One**

13' 5" x 12' ( 4.09m x 3.66m )

**Bedroom Two**

11' 8" To Max x 10' 10" To Max ( 3.56m To Max x 3.30m To Max )

**Bedroom Three**

11' 2" To Wardrobe x 9' 11" To Max ( 3.40m To Wardrobe x 3.02m To Max )

**Bedroom Four**

8' 8" x 7' 2" ( 2.64m x 2.18m )

**Bathroom**

**Outside**

**Rear Garden**

**Outbuilding**

15' 7" x 8' ( 4.75m x 2.44m )

**Parking**

welcome to

## Belmont Road, Hemel Hempstead

- Rarely Available
- Sought After Residential Area
- Four Bedroom Detached Family Home
- Three Reception Rooms
- Good Sized Modern Kitchen

Tenure: Freehold EPC Rating: D

**£675,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD110369](https://www.brownandmerry.co.uk/Property/HHD110369)



Property Ref:  
HHD110369 - 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**



[HemelHempstead@brownandmerry.co.uk](mailto:HemelHempstead@brownandmerry.co.uk)



57 Marlowes, HEMEL HEMPSTEAD,  
Hertfordshire, HP1 1LE



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