



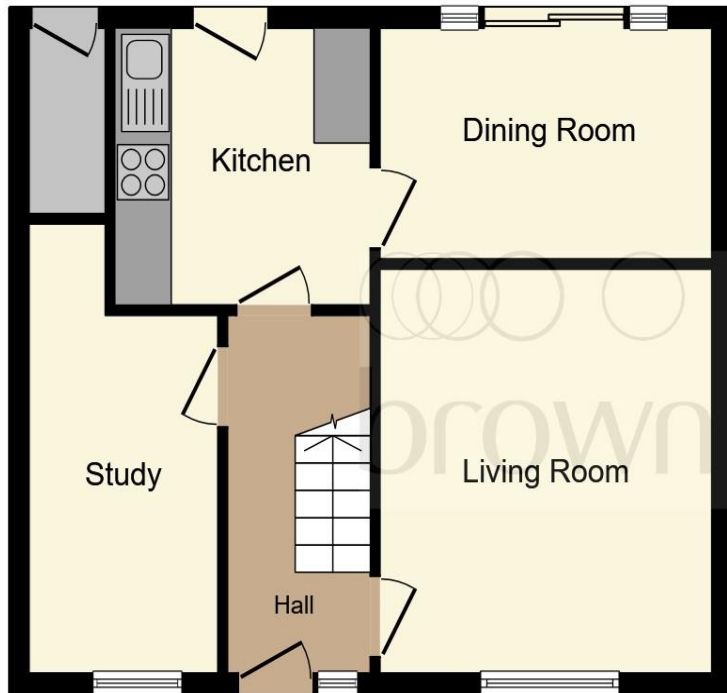
**St. Margarets Way,HEMEL HEMPSTEAD HP2 4PA**

**welcome to**

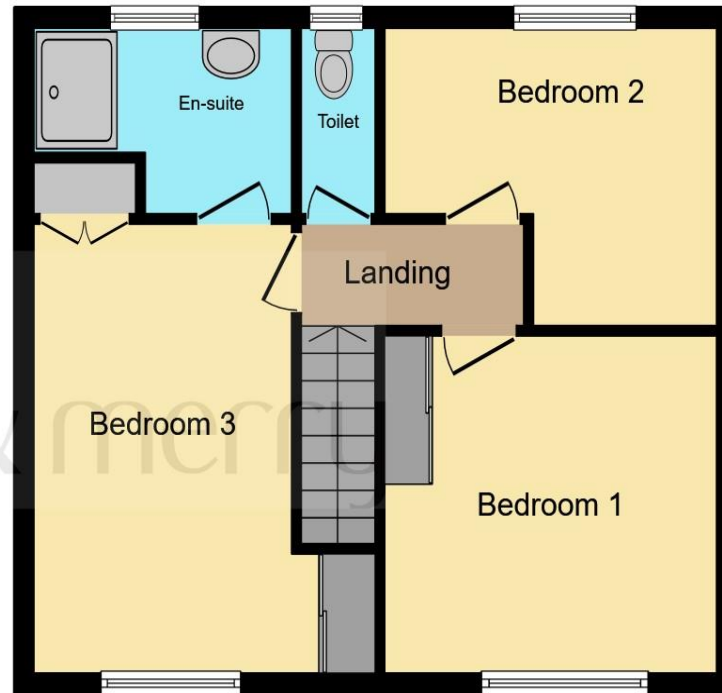
**St. Margarets Way, HEMEL HEMPSTEAD**

Located in a very sought after residential area and being within walking distance of Leverstock Green Village Centre is this well presented three bedroom mid terraced family home.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

11' 7" x 7' 11" ( 3.53m x 2.41m )

**Kitchen**

9' 8" x 9' ( 2.95m x 2.74m )

**Utility Room**

11' 4" To Max x 5' 10" To Max ( 3.45m To Max x 1.78m To Max )

**Landing**

**Bedroom One**

12' 4" x 10' 11" ( 3.76m x 3.33m )

**Bedroom Two**

13' 4" To Max x 9' 8" To Max ( 4.06m To Max x 2.95m To Max )

**Bedroom Three**

14' 1" To Max x 8' 11" To Wardrobe ( 4.29m To Max x 2.72m To Wardrobe )

**Shower Room**

**Seperate Wc**

**Outside**

**Front Garden**

**Rear Garden**

Total floor area 92.7 m<sup>2</sup> (998 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)

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## St. Margarets Way, HEMEL HEMPSTEAD

- Sought After Residential Area
- Walking Distance Of Leverstock Green Village Centre
- Three Bedroom Mid Terraced Family Home
- Well Presented Throughout
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: C

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HHD110391 - 0003

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**01442 232400**



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



57 Marlowes, HEMEL HEMPSTEAD,  
Hertfordshire, HP1 1LE



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**