



Caister Close, Hemel Hempstead HP2 4UQ

welcome to

Caister Close, Hemel Hempstead

Looking for a Quiet location to raise your family? Well look no further!! This lovely three bedroom detached family home is ideally positioned in a quiet cul de sac within easy reach of local schools and shops. Call us now to organise your viewing!





Ground Floor



First Floor

Entrance Porch

Lounge

15' 4" x 11' 2" (4.67m x 3.40m)

Study

14' 2" x 7' 8" (4.32m x 2.34m)

Dining Room

11' 3" x 8' 3" (3.43m x 2.51m)

Conservatory

18' 4" x 7' 1" (5.59m x 2.16m)

Kitchen

10' 10" x 8' 3" (3.30m x 2.51m)

Landing

Bedroom One

12' 9" To Max x 9' 11" To Max (3.89m To Max x 3.02m To Max)

En-Suite

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.95m)

Bedroom Three

9' 9" x 7' 6" (2.97m x 2.29m)

Bathroom

Outside

Rear Garden

Parking

Total floor area 108.4 sq.m. (1,167 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

welcome to

Caister Close, Hemel Hempstead

- Quiet Cul De Sac Location
- Popular Residential Area
- Three Bedroom Detached Family Home
- Very Well Presented Throughout
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: C

£550,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD110396](https://www.brownandmerry.co.uk/Property/HHD110396)



Property Ref:
HHD110396 - 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.


brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



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