



**Phoenix Walk, Hemel Hempstead HP2 7RR**

**welcome to**

**Phoenix Walk, Hemel Hempstead**

**\*\* NO UPPER CHAIN \*\*** Located in a sought after residential area and being beautifully presented throughout is this ultra modern four bedroom detached family home. An exceptional property, **CALL NOW TO AVOID DISAPPOINTMENT.**





**Ground Floor**



**First Floor**



**Garage**

Total floor area 138.6 m<sup>2</sup> (1,492 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**

**Cloakroom**

**Study**

12' 9" x 8' 11" ( 3.89m x 2.72m )

**Lounge**

16' 6" x 11' 8" ( 5.03m x 3.56m )

**Kitchen**

15' 6" To Max x 14' 6" ( 4.72m To Max x 4.42m )

**Landing**

**Bedroom One**

13' 1" x 9' 8" Into Wardrobe ( 3.99m x 2.95m Into Wardrobe )

**En-Suite**

**Bedroom Two**

10' 2" x 9' 6" Plus Recess ( 3.10m x 2.59m Plus Recess )

**Bedroom Three**

9' 11" x 8' 11" ( 3.02m x 2.72m )

**Bedroom Four**

8' 11" x 6' 4" ( 2.72m x 1.93m )

**Bathroom**

**Outside**

**Rear Garden**

**Garage**

20' 1" To Max x 9' 10" To Max ( 6.12m To Max x 3.00m To Max )

**Parking**

welcome to

## Phoenix Walk, Hemel Hempstead

- No Upper Chain
- Sought After Residential Area
- Ultra Modern Four Bedroom Detached Family Home
- Beautifully Presented Throughout
- Master Bedroom With En-Suite

Tenure: Freehold EPC Rating: C

offers over

**£575,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD110436](https://www.brownandmerry.co.uk/Property/HHD110436)



Property Ref:  
HHD110436 - 0004

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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)**