



**Fletcher Way, Hemel Hempstead HP2 5RR**

**welcome to**

**Fletcher Way, Hemel Hempstead**

**\*\* NO UPPER CHAIN \*\*** Located in a popular residential area and situated within close proximity of the picturesque Old Town is this three bedroom mid terraced family home. An ideal opportunity to create your forever home. Give us a call today.





**Ground Floor**



**First Floor**

Total floor area 99.0 m<sup>2</sup> (1,066 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**

**Lounge**

11' 7" x 11' 3" ( 3.53m x 3.43m )

**Dining Room**

10' 7" To Max x 8' 10" To Max ( 3.23m To Max x 2.69m To Max )

**Kitchen**

10' 9" To Max x 9' To Max ( 3.28m To Max x 2.74m To Max )

**Lean Too**

14' 3" To Max x 8' 3" To Max ( 4.34m To Max x 2.51m To Max )

**Landing**

**Bedroom One**

13' 2" Plus Recess x 11' 3" To Max ( 4.01m Plus Recess x 3.43m To Max )

**Bedroom Two**

10' 10" Plus Recess x 8' 9" To Wardrobe ( 3.30m Plus Recess x 2.67m To Wardrobe )

**Bedroom Three**

9' 2" To Max x 7' 7" To Max ( 2.79m To Max x 2.31m To Max )

**Shower Room**

**Outside**

**Front Garden**

**Rear Garden**

**Brick Built Shed**

8' 3" x 6' ( 2.51m x 1.83m )

welcome to

## Fletcher Way, Hemel Hempstead

- No Upper Chain
- Popular Residential Area
- Walking Distance Of The Picturesque Old Town & Gadebridge Park
- Three Bedroom Mid Terraced Home
- In Need Of Modernisation

Tenure: Freehold EPC Rating: Awaited

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD110558](https://www.brownandmerry.co.uk/Property/HHD110558)



Property Ref:  
HHD110558 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



**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)**