



**Brickmakers Lane, Hemel Hempstead HP3 8NY**



**welcome to**

**Brickmakers Lane, Hemel Hempstead**

Located in a sought after residential area and with the added benefit of being on a corner plot is this very well presented three bedroom end of terraced home. A perfect property for the growing family. Give us a call today to book an appointment.





**Ground Floor**



**First Floor**

Total floor area 94.3 m<sup>2</sup> (1,016 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 Porch**

**Entrance Hall**

**Cloakroom**

**Lounge**

19' 8" To Max x 9' 10" Plus Recess ( 5.99m To Max x 3.00m Plus Recess )

**Conservatory**

16' 10" x 9' 4" ( 5.13m x 2.84m )

**Kitchen**

15' 2" x 10' 11" ( 4.62m x 3.33m )

**Landing**

**Bedroom One**

11' 4" To Max x 10' 4" To Max ( 3.45m To Max x 3.15m To Max )

**Bedroom Two**

13' 6" To Max x 9' To Max ( 4.11m To Max x 2.74m To Max )

**Bedroom Three**

10' 6" x 6' 3" ( 3.20m x 1.91m )

**Bathroom**

**Outside**

**Front Garden**

**Rear Garden**

**Summer House**

**Driveway To The Rear**

welcome to

## Brickmakers Lane, Hemel Hempstead

- Sought After Residential Area
- Three Bedroom Family Home On A Corner Plot & Overlooking A Small Green
- Very Well Presented Throughout
- Spacious Living Accommodation Plus Conservatory
- Modern Kitchen & Family Bathroom

Tenure: Freehold EPC Rating: D

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD110716](https://www.brownandmerry.co.uk/Property/HHD110716)



Property Ref:  
HHD110716 - 0002

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