



**High Wych Way, Hemel Hempstead HP2 7NX**



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## **High Wych Way, Hemel Hempstead**

Beautifully updated three-bed home in a private cul-de-sac. Open-plan living, stylish kitchen, landscaped garden with studio, parking & garage. Master with dressing room (reinstatement option). A must-see!

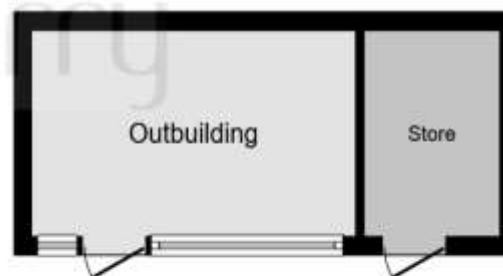




**Ground Floor**



**First Floor**



**Outbuilding**

## Entrance Hall

## Open Plan Lounge / Kitchen

24' 6" x 15' 11" ( 7.47m x 4.85m )

## Landing

## Bedroom One

12' 9" x 9' 3" ( 3.89m x 2.82m )

## Walk In Wardrobe/Bedroom Three

9' 6" To Max x 6' 5" To Max ( 2.90m To Max x 1.96m To Max )

## Bedroom Two

10' 10" x 9' 3" To Max ( 3.30m x 2.82m To Max )

## Shower Room

## Outside

## Rear Garden

## Home Office

13' 3" x 7' 10" ( 4.04m x 2.39m )

## Allocated Parking

## Garage In Nearby Block

Total floor area 88.0 m<sup>2</sup> (948 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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## High Wych Way, Hemel Hempstead

- Quiet Cul-De-Sac In A Popular Residential Area
- Two / Three Bedroom End Of Terraced Family Home
- Situated Next To Woodland
- Very Well Presented Throughout
- Spacious & Modern Open Plan Living Accommodation

Tenure: Freehold EPC Rating: C

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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