



**Youngfield Road, HEMEL HEMPSTEAD HP1 2LY**



**welcome to**

**Youngfield Road, HEMEL HEMPSTEAD**

**\*\* RARELY AVAILABLE \*\*** Located in a very sought after residential area and being very well presented throughout is this two bedroom end of terraced home. A perfect house to get on the property ladder with ! Give us a call today !!





**Ground Floor**

**First Floor**

Total floor area 87.5 m<sup>2</sup> (942 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

## Lounge

15' 9" To Max x 12' 8" Into Bay ( 4.80m To Max x 3.86m Into Bay )

## Dining Room

10' To Max x 7' 3" To Max ( 3.05m To Max x 2.21m To Max )

## Conservatory

14' 8" x 8' 6" ( 4.47m x 2.59m )

## Kitchen

11' 1" To Max x 9' 3" To Max ( 3.38m To Max x 2.82m To Max )

## Landing

## Bedroom One

13' 1" To Max x 10' 9" ( 3.99m To Max x 3.28m )

## En-Suite Shower Room

## Bedroom Two

11' 8" x 10' 1" ( 3.56m x 3.07m )

## Bathroom

## Outside

## Rear Garden

## Brick Built Shed

## Parking

## Agents Notes

**welcome to**

## **Youngfield Road, HEMEL HEMPSTEAD**

- Rarely Available
- Sought After Residential Area
- Two Bedroom End Of Terraced Home
- Well Presented Throughout
- Two Reception Rooms Plus Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD104246](https://brownandmerry.co.uk/Property/HHD104246)



Property Ref:  
HHD104246 - 0002

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