



Minoan Drive, Hemel Hempstead HP3 9WA

welcome to

Minoan Drive, Hemel Hempstead

Beautiful 4-bed canalside home with open-plan living, en suites, balcony views, landscaped garden, garage, smart heating & more. Short walk to station. Early viewing advised!





Total floor area 174.2 m² (1,875 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

Entrance

Cloakroom

Open Plan Lounge / Kitchen

36' 3" To Max x 16' 11" To Max (11.05m To Max x 5.16m To Max)

First Floor Landing

Lounge / Bedroom Five

16' 11" To Max x 13' 10" To Max (5.16m To Max x 4.22m To Max)

Bedroom Three

12' 8" x 9' (3.86m x 2.74m)

Bedroom Four

12' 8" x 7' 7" (3.86m x 2.31m)

Bathroom

Second Floor Landing

Bedroom One

12' 11" To Wardrobe x 12' 10" To Max (3.94m To Wardrobe x 3.91m To Max)

En-Suite

Juliet Balcony

Bedroom Two

16' 10" x 12' 8" (5.13m x 3.86m)

En-Suite

Outside

Rear Garden

Garage

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Minoan Drive, Hemel Hempstead

- Sought After Residential Area
- Four / Five Bedroom Town House Overlooking The Canal
- Beautifully Presented Throughout
- Modern & Spacious Open Plan Living Accommodation
- Two Bedrooms With En-Suite Bathrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in excess of
£650,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD111115](https://www.brownandmerry.co.uk/Property/HHD111115)



Property Ref:
HHD111115 - 0002

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