



**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 m<sup>2</sup> (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](http://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**

welcome to

## 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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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)**