

**Yeomans Ride, Hemel Hempstead HP2 6LG** 

# welcome to

# **Yeomans Ride, Hemel Hempstead**

Located at an end of a quiet cul-de-sac and backing onto woodland is this three bedroom end of terraced family home. 0.4 miles of a local primary and secondary school and 0.8 miles of Cupid Green playing fields. Give us a call today!!















# Total floor area 97.2 m² (1,046 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 Hall**

#### Cloakroom

### Lounge

17' 6" To Max x 12' 4" To Max ( 5.33m To Max x 3.76m To Max )

#### Kitchen

13' 9" To Max x 11' 4" To Max ( 4.19m To Max x 3.45m To Max )

### Conservatory

11' 8" To Max x 7' 9" ( 3.56m To Max x 2.36m )

## Landing

#### **Bedroom One**

12' 8" To Max x 10' 8" To Max ( 3.86m To Max x 3.25m To Max )

#### **Bedroom Two**

11' 4" To Wardrobe x 10' 8" To Max ( 3.45m To Wardrobe x 3.25m To Max )

### **Bedroom Three**

7' 10" x 7' 7" ( 2.39m x 2.31m )

#### **Bathroom**

#### Outside

#### **Rear Garden**

#### **Summer House**

6' 10" To Max x 6' 10" To Max ( 2.08m To Max x 2.08m To Max )

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# **Yeomans Ride, Hemel Hempstead**

- Quiet End Of Cul-De-Sac Location
- Three Bedroom End Of Terraced Family Home
- Backing Onto Woodland
- Well Presented Throughout
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£375,000

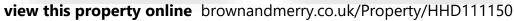








Please note the marker reflects the postcode not the actual property





Property Ref: HHD111150 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





brown & merry



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