



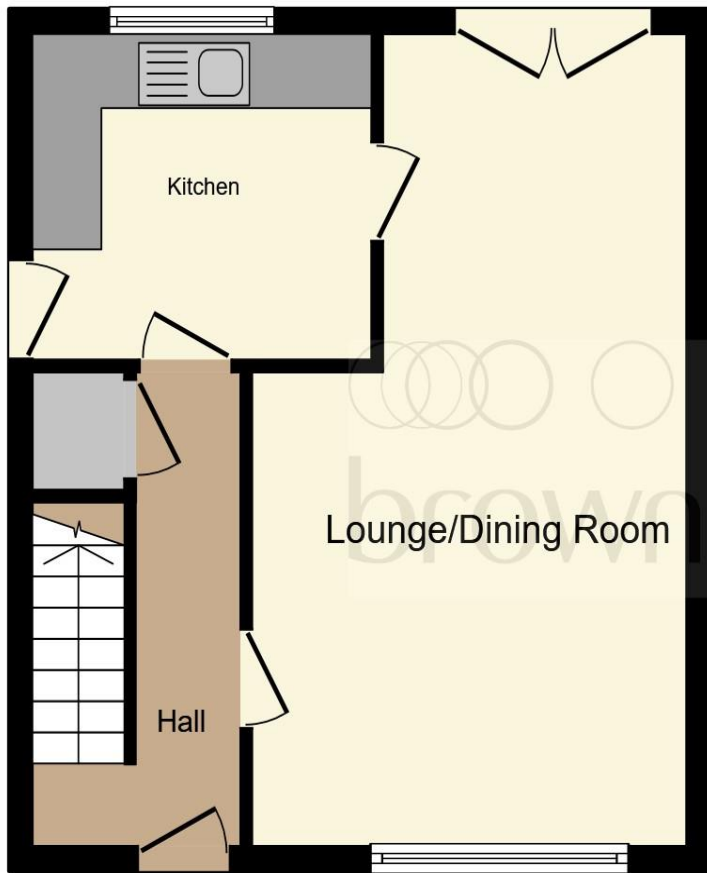
Great Heart, Hemel Hempstead HP2 5AN

welcome to

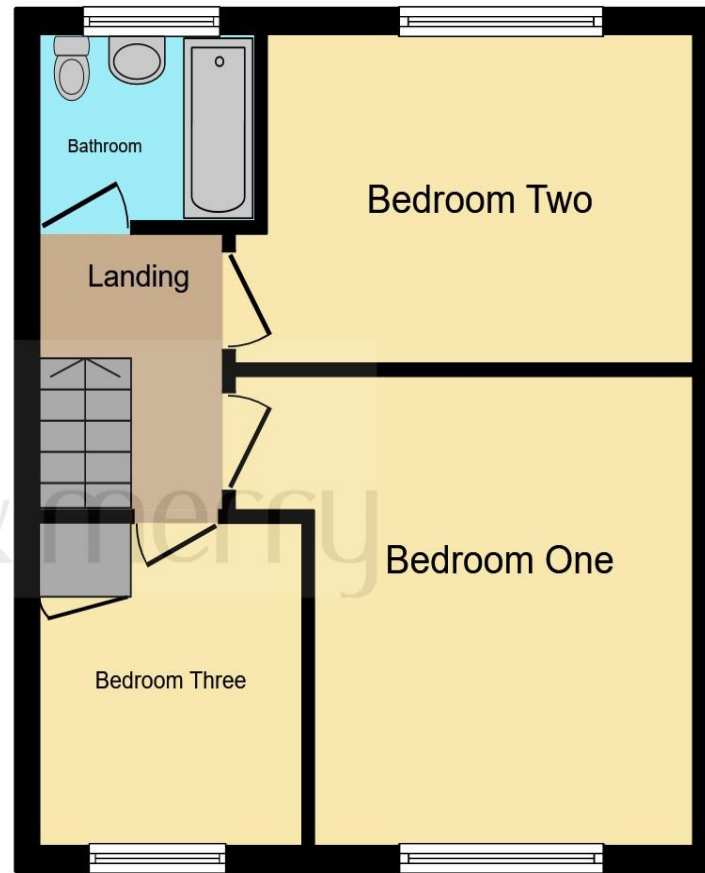
Great Heart, Hemel Hempstead

Located in a popular residential area and being very well presented throughout is this three bedroom semi detached family home. 0.5 miles of the picturesque Old Town of Hemel Hempstead & 0.3 miles of a local primary school. A fantastic family home - give us a call !





Ground Floor



First Floor

Entrance Hall

Lounge / Dining Room

23' 10" To Max x 12' 5" To Max (7.26m To Max x 3.78m To Max)

Kitchen

9' 8" x 8' 8" To Max (2.95m x 2.64m To Max)

Landing

Bedroom One

13' 1" To Max x 12' 6" To Max (3.99m To Max x 3.81m To Max)

Bedroom Two

12' 6" To Max x 8' 9" To Max (3.81m To Max x 2.67m To Max)

Bedroom Three

8' 7" To Max x 7' 6" To Max (2.62m To Max x 2.29m To Max)

Bathroom

Outside

Front Garden

Rear Garden

Total floor area 74.9 m² (806 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

welcome to

Great Heart, Hemel Hempstead

- Popular Residential Area
- Three Bedroom Semi Detached Family Home
- Very Well Presented Throughout
- Dual Aspect Living Accommodation
- Modern Kitchen & Family Bathroom

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

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD106864](https://www.brownandmerry.co.uk/Property/HHD106864)



Property Ref:
HHD106864 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)