

Hilmay Drive, Hemel Hempstead HP1 1TZ

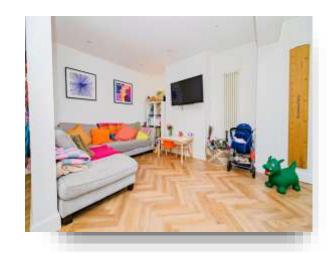
welcome to

Hilmay Drive, Hemel Hempstead

Beautifully extended 3-bed home in Boxmoor! Open-plan kitchen/living with bifolds to large garden, close to schools, station & village amenities. Prime location-book your viewing today!















Total floor area 101.9 m² (1,097 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

12' 1" Into Bay x 10' 8" To Max (3.68m Into Bay x 3.25m To Max)

Kitchen

28' 4" To Max x 15' 2" To Max (8.64m To Max x 4.62m To Max)

Landing

Bedroom One

12' 5" Into Bay x 9' 10" To Max (3.78m Into Bay x 3.00m To Max)

Bedroom Two

11' 3" x 10' 2" (3.43m x 3.10m)

Bedroom Three

7' 4" x 5' 11" (2.24m x 1.80m)

Bathroom

Outside

Rear Garden

Parking

welcome to

Hilmay Drive, Hemel Hempstead

- Quiet Cul-De-Sac Location
- Sought After Residential Area
- Extended Three Bedroom Semi Detached Family Home
- Beautifully Presented Throughout
- Spacious Living Accommodation

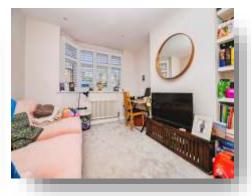
Tenure: Freehold EPC Rating: E

Council Tax Band: D

£585,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/HHD110978



Property Ref: HHD110978 - 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.



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