



Green Dell Way, Hemel Hempstead HP3 8PX

welcome to

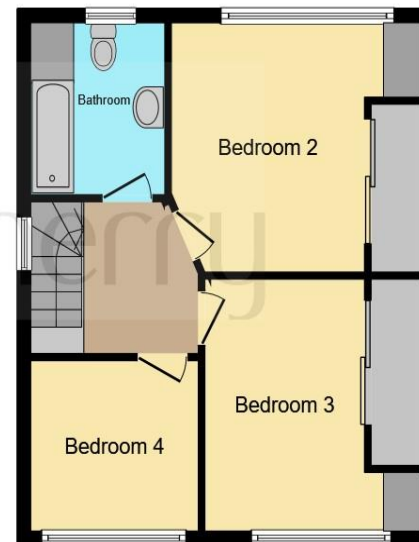
Green Dell Way, Hemel Hempstead

Located in a sought after road in a popular residential area is this well presented three / four bedroom semi detached family home. 0.4 miles of Leverstock Green Village centre. 0.5 miles of a local primary school. Don't miss out, book a viewing today !!





Ground Floor



First Floor

Total floor area 151.3 m² (1,628 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

Study / Bedroom Four

7' 11" x 8' 2" (2.41m x 2.49m)

Shower Room

Lounge

18' 9" x 11' 8" To Max (5.71m x 3.56m To Max)

Dining Room

18' 1" To Max x 12' 2" To Max (5.51m To Max x 3.71m To Max)

Kitchen

14' x 12' 5" (4.27m x 3.78m)

Utility Room

12' 3" To Max x 8' 3" To Max (3.73m To Max x 2.51m To Max)

Landing

Bedroom One

11' 11" To Max x 11' 2" To Max (3.63m To Max x 3.40m To Max)

Bedroom Two

11' 8" To Max x 9' 9" To Max (3.56m To Max x 2.97m To Max)

Bedroom Three

8' 8" x 7' 11" (2.64m x 2.41m)

Bathroom

Outside

Rear Garden

Garage

Parking

welcome to

Green Dell Way, Hemel Hempstead

- Sought After Road In A Popular Residential Area
- Three / Four Bedroom Semi Detached Family Home
- Well Presented Throughout
- Two Reception Rooms
- Large Modern Kitchen Plus Utility Room

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers over
£575,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD111241](https://www.brownandmerry.co.uk/Property/HHD111241)



Property Ref:
HHD111241 - 0003

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)