



Hollybush Lane, HEMEL HEMPSTEAD HP1 2PF

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welcome to

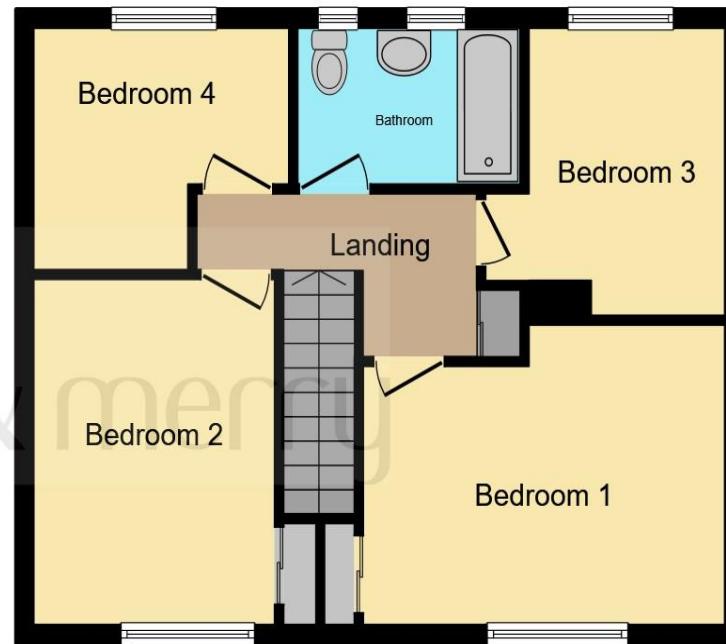
Hollybush Lane, HEMEL HEMPSTEAD

Located in a sought after residential area and being well presented throughout is this four bedroom mid terraced family home. 0.3 miles of Stoneycroft shops. 0.4 miles of both a primary and secondary school. A perfect first time purchase - Give us a call today !!





Ground Floor



First Floor

Total floor area 97.1 m² (1,045 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

Lounge

13' 4" To Max x 11' To Max (4.06m To Max x 3.35m To Max)

Dining Room

10' 3" x 9' 9" (3.12m x 2.97m)

Kitchen

11' 7" x 9' 5" (3.53m x 2.87m)

Passage Way Utility Area

19' 6" To Max x 5' 8" To Max (5.94m To Max x 1.73m To Max)

Landing

Bedroom One

13' 6" x 9' 5" (4.11m x 2.87m)

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

Bedroom Three

9' 7" To Max x 8' 6" To Max (2.92m To Max x 2.59m To Max)

Bedroom Four

9' 10" x 7' 1" Plus Recess (3.00m x 2.16m Plus Recess)

Bathroom

Outside

Rear Garden

Parking

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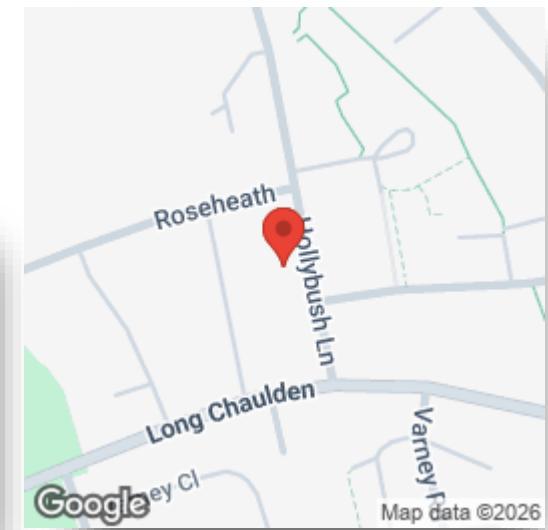
- Sought After Residential Area
- Four Bedroom Mid Terraced Family Home
- Well Presented Throughout
- Two Reception Rooms
- Modern Kitchen Plus Utility Area

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£450,000



view this property online brownandmerry.co.uk/Property/HHD111298

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.



Property Ref:
HHD111298 - 0005

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