



Burgundy Drive, Hemel Hempstead HP2 7BX

welcome to

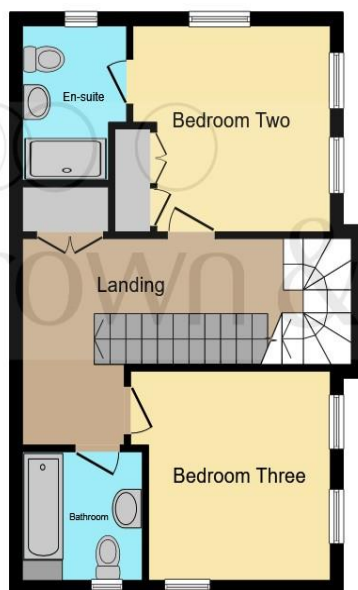
Burgundy Drive, Hemel Hempstead

Located in a sought after residential area and being beautifully presented throughout is this four bedroom link detached family home. 1.3 miles of a wide range of local amenities and 1.1 miles of two local primary schools. Call to book a viewing today.

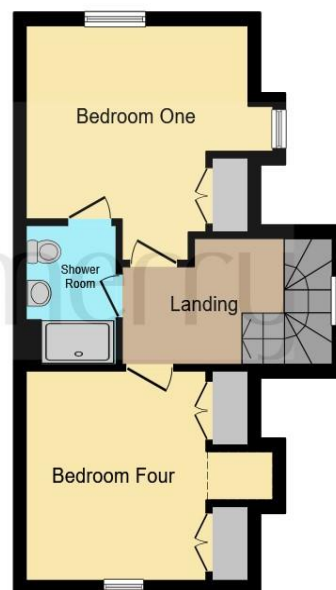




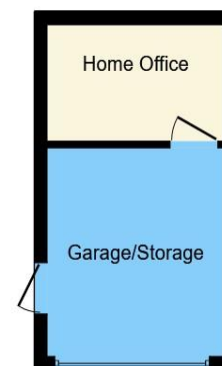
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 155.5 m² (1,673 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

Pantry

Lounge

13' 1" x 9' 10" (3.99m x 3.00m)

Living Room

16' 10" x 10' 8" (5.13m x 3.25m)

Kitchen

13' 1" x 9' 11" (3.99m x 3.02m)

Home Office

8' 11" x 5' 11" (2.72m x 1.80m)

Ample Storage

10' 8" x 9' 9" (3.25m x 2.97m)

First Floor Landing

Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

En-Suite

Bedroom Three

13' 6" x 9' 11" (4.11m x 3.02m)

Bathroom

Second Floor Landing

Bedroom One

10' 6" x 9' 8" (3.20m x 2.95m)

En-Suite

Bedroom Four

10' 5" x 8' 8" (3.17m x 2.64m)

Outside

welcome to

Burgundy Drive, Hemel Hempstead

- Sought After Residential Area
- Four Bedroom Link Detached Family Home Arranged Over Three Floors
- Beautifully Presented Throughout
- Two Reception Rooms
- Two Bedrooms With En-Suite Bathrooms

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

offers over
£580,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD111210](https://www.brownandmerry.co.uk/Property/HHD111210)



Property Ref:
HHD111210 - 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)