

**Badgers Croft, Hemel Hempstead HP2 4NE** 



## welcome to

# **Badgers Croft, Hemel Hempstead**

Spacious four-bed detached with double garage, two receptions, study, kitchen diner, en-suite master and lovely garden. Desirable location with great potential to modernise. Don't miss out call today!! CHAIN FREE















This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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#### **Entrance Hall**

### Cloakroom

## Study

8' x 7' ( 2.44m x 2.13m )

#### Lounge

23' 7" x 16' 9" ( 7.19m x 5.11m )

## **Dining Room**

13' 1" x 11' 9" ( 3.99m x 3.58m )

### Kitchen

16' x 10' 7" ( 4.88m x 3.23m )

## **Utility Room**

12' 5" x 7' (3.78m x 2.13m)

## Landing

### **Bedroom One**

15' 7" x 13' 5" ( 4.75m x 4.09m )

#### **En-Suite**

#### **Bedroom Two**

13' 2" x 9' 7" ( 4.01m x 2.92m )

#### **Bedroom Three**

12' 1" x 7' (3.68m x 2.13m)

#### **Bedroom Four**

9' 7" x 9' 6" ( 2.92m x 2.90m )

#### **Bathroom**

#### Outside

### **Rear Garden**

## **Double Garage**

## **Parking**

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## **Badgers Croft, Hemel Hempstead**

- No Upper Chain
- Adopted Road In A Very Sought After Residential Area
- Rarely Available Executive Detached Family Home
- Four Bedrooms
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: D

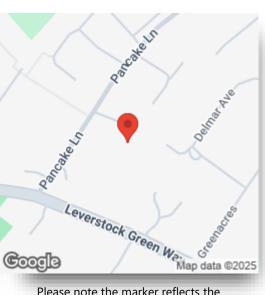
Council Tax Band: G

# £945,000









Please note the marker reflects the postcode not the actual property

## view this property online brownandmerry.co.uk/Property/HHD111367



Property Ref: HHD111367 - 0004 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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