



 **3**
Bedrooms

 **1**
Bathroom



Reel Estates are pleased to bring to the market this well presented three bedroom family home, in a quiet Cul-de sac road in the sought after Highfield area. This end of terraced property is located in close proximity to both local amenities, Ofsted rated "Good" schools and good road links such as the M1, M25 & A41.

The property consists of good sized living space including a kitchen with utility area and plenty of storage, large lounge and dining room with access to the private rear garden and brick built shed. There is also a W/C on the ground floor and suitable storage space.

To the first floor there are three good sized bedrooms, two of which are complete with built in wardrobes and a family bathroom, with shower over bath facilities.

The property is offered in good condition throughout and has recently benefitted from a full new roof, new boiler and garden works.

There is ample on street parking to the front of the property and it further benefits from front gated garden area, gas central heating and double glazed windows.

This is an ideal opportunity for a first time buyers and investors alike. Call to register your interest today. Viewing highly recommended.

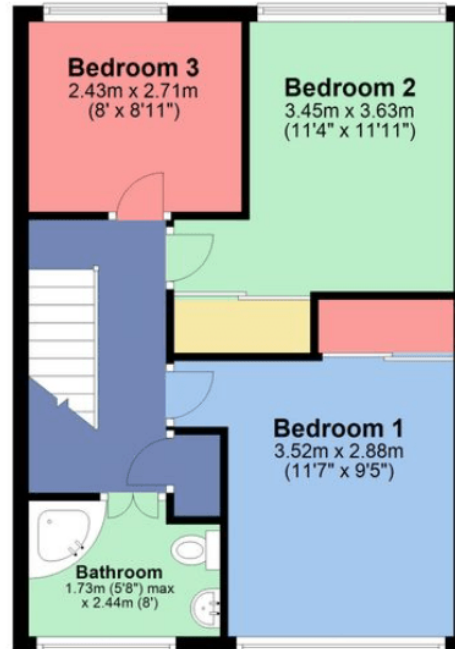
Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 88.8 sq. metres (956.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Lonsdale, Hemel Hempstead, HP2

