



32 Cuttsfield Terrace, Hemel Hempstead
£515,000

proffitt
& holt





32 Cuttsfield Terrace

Hemel Hempstead, Hemel Hempstead

Proffitt and Holt are delighted to offer to the market this well-presented four bedroom family home located in the highly sought after area of Chaulden, Hemel Hempstead and within close proximity to a host of nearby transport links and highly regarded local schooling. EPC - EER: C Council Tax Band: D [Dacorum Borough Council]

Being located in close proximity of 'Boxmoor Village' this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offers an excellent service to London Euston (26 mins).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode*

Suitable for**

Web & social

Flawless video calls

4K streaming

Online gaming





Ground Floor

Approx. 56.7 sq. metres (610.1 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.2 sq. feet)



Total area: approx. 110.8 sq. metres (1192.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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