



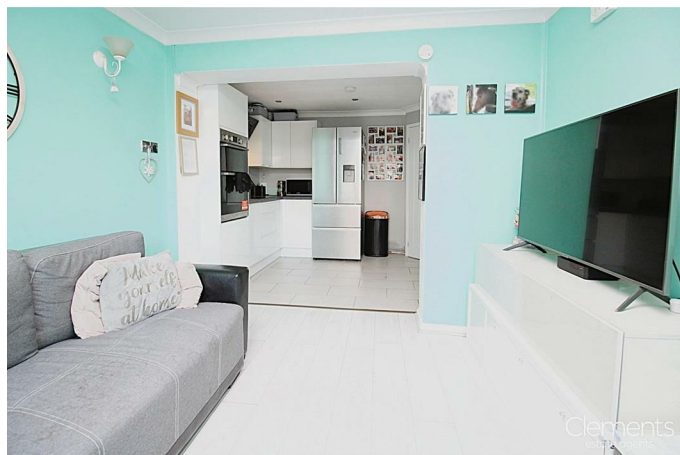
## Somerles Road, Hemel Hempstead, HP1 3PH

### **£270,000**

Offered with its own private REAR GARDEN and presented in excellent decorative order is this ground floor maisonette. Boasting two bedrooms, 19'0 open plan living room/kitchen, modern fitted kitchen, double glazing, gas central heating fired by a combi boiler fitted 4 years ago, off road parking for one car but with ample on street parking. Situated in Warners End and within easy reach of the local shops, park and transport including Hemel Hempstead Station and the M1, M25 and A41 road links.

### Entrance Hall

### Open Plan Living Room/Kitchen 19'0 x 11'0 (5.79m x 3.35m)



Double glazed patio doors to garden, radiator and TV point.

### Fitted Kitchen

Modern fitted kitchen with wall and base units with work surfaces to compliment, electric hob with cooker over, electric oven, sink with mixer taps and tiled flooring.

### Bedroom One 11'1 x 10'1 (3.38m x 3.07m)



Double glazed window, radiator and coving.

### Bedroom Two 9'7 x 6'6 (2.92m x 1.98m)



Double glazed window and radiator.

### Shower Room



Double glazed window, shower cubicle, wash hand basin and vanity unit and low level wc and heated towel rail.

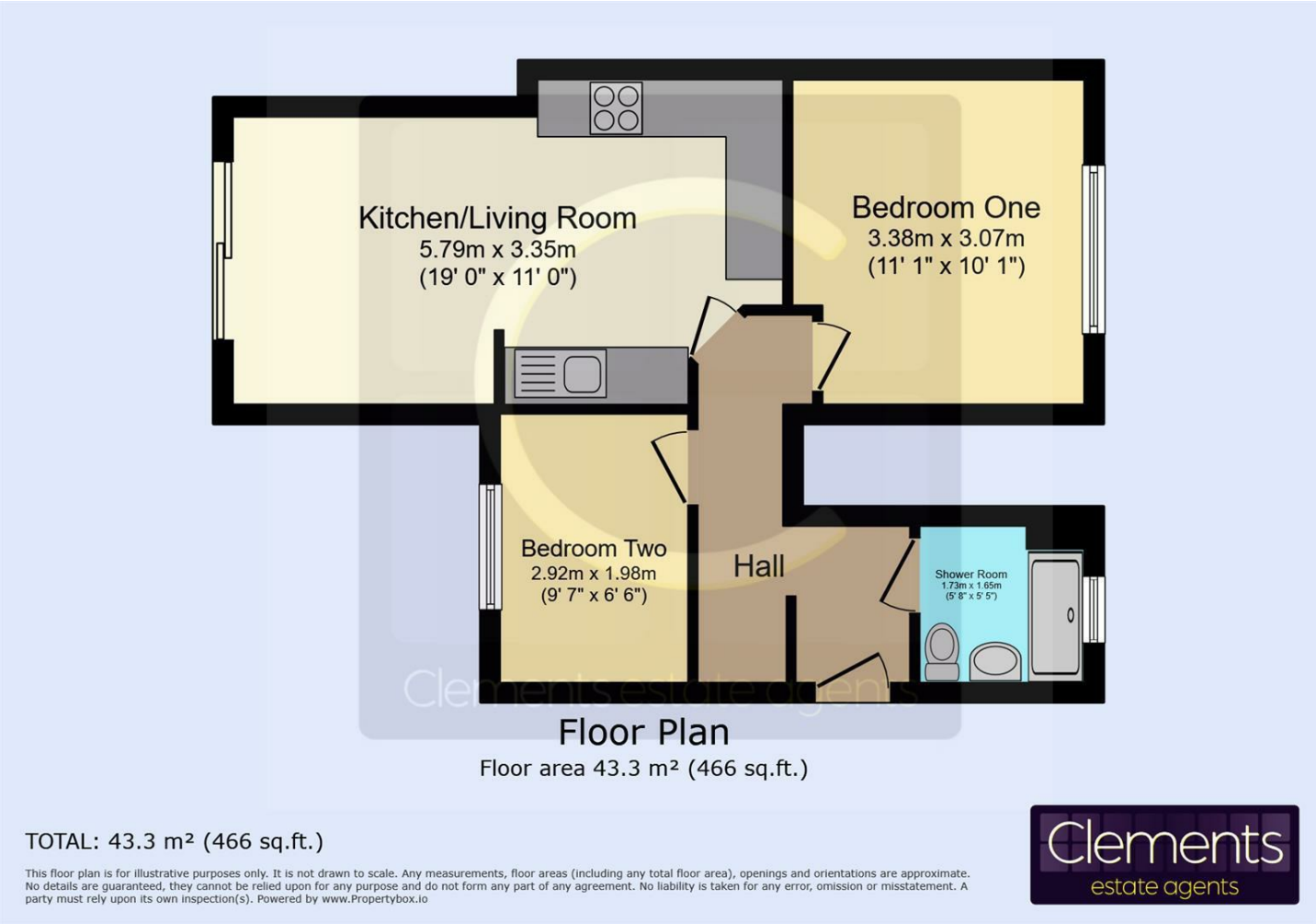
### Off Road Parking

One allocated parking space and ample on street parking.

### Rear Garden

Laid to lawn, side access, patio area and flower and shrub borders.

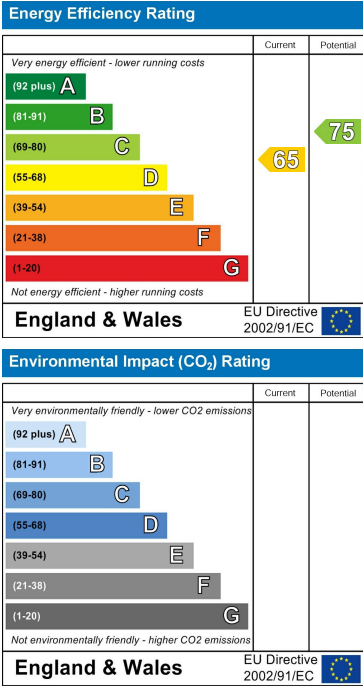
Floor Plan



Area Map



Energy Efficiency Graph



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