

## Butts End

, Hemel Hempstead, HP1 3JH

Nestled in the charming area of Gadebridge, Hemel Hempstead, this delightful first-floor maisonette presents an excellent opportunity for those seeking a comfortable and stylish home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a serene living space.

The maisonette is presented in good decorative order, ensuring that you can move in with ease and enjoy the inviting atmosphere from day one. The layout is thoughtfully designed, providing a great flow between the living areas and bedrooms, making it perfect for both relaxation and entertaining.

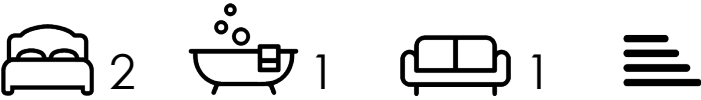
Located in a peaceful neighbourhood, residents will appreciate the convenience of local amenities, parks, and transport links, all within easy reach. This property not only offers a lovely living environment but also the potential for a vibrant community lifestyle.

Whether you are a first-time buyer or looking to downsize, this maisonette in Butts End is a wonderful choice. Do not miss the chance to make this charming property your new home.

**Asking Price £260,000**

# 34 Butts End

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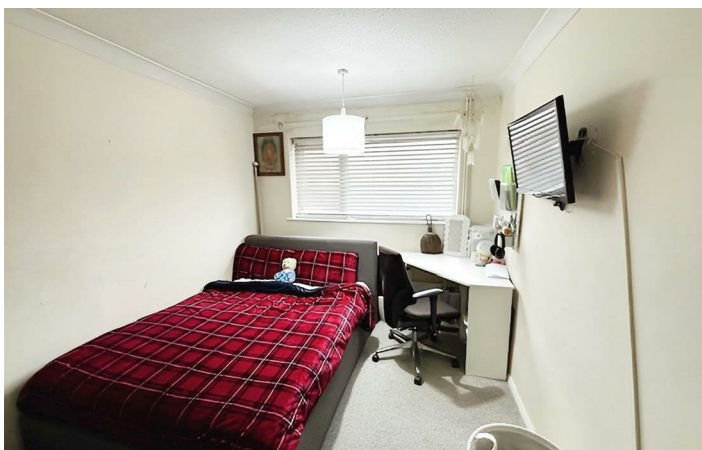
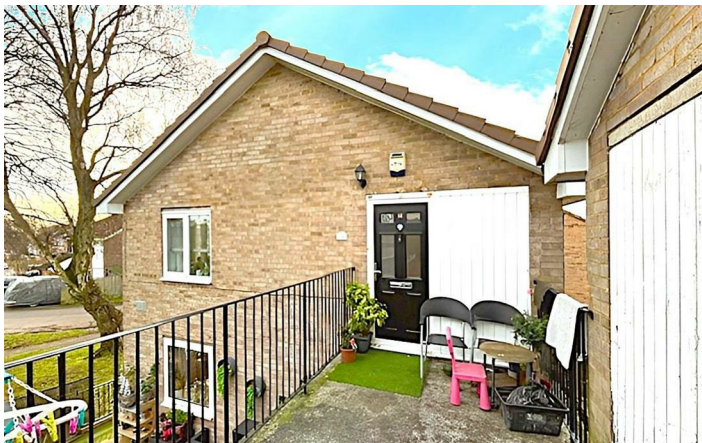


- Luxury Maisonette
- Good Decorative Order
- Call Now
- First Floor
- Close to Amenities
- Popular HP1 Location
- Two Bedrooms
- Viewing Essential



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

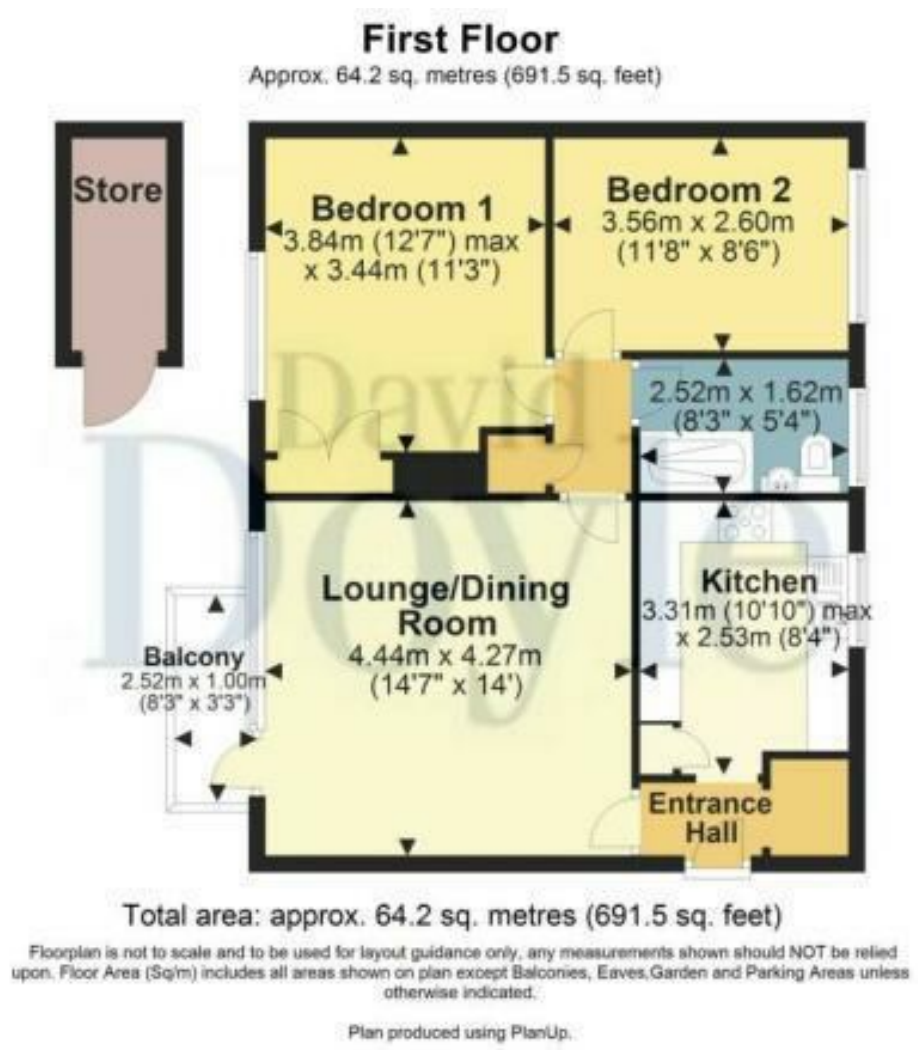








Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	