



**Stonelea Road, Hemel Hempstead, HP3 9JZ**

**£260,000**

Located in Bennetts End is this spacious and well presented first floor purpose built flat. Boasting TWO DOUBLE BEDROOMs, modern fitted kitchen, 14'5 living room, gas central heating, double glazing, ample storage and modern fitted bathroom suite. Situated within easy reach of the local shops, travel facilities and the M1, M25 and A41 road links. CALL NOW OR MISS OUT.



### **Communal Hallway**

Stairs to all floors

### **Hallway**

Door to front and entryphone.

### **Living Room 14'5 x 12'2 (4.39m x 3.71m)**

Double glazed window, TV point and walk in storage cupboard.

### **Walk in Cupboard 7'0 x 3'6 (2.13m x 1.07m)**

### **Kitchen 10'8 x 6'8 (3.25m x 2.03m)**

Fitted kitchen with wall and base units with wood work surfaces to compliment, double glazed window, butler sink with mixer taps, electric cooker point, cooker hood, cupboard housing combi boiler and tiled splashbacks.

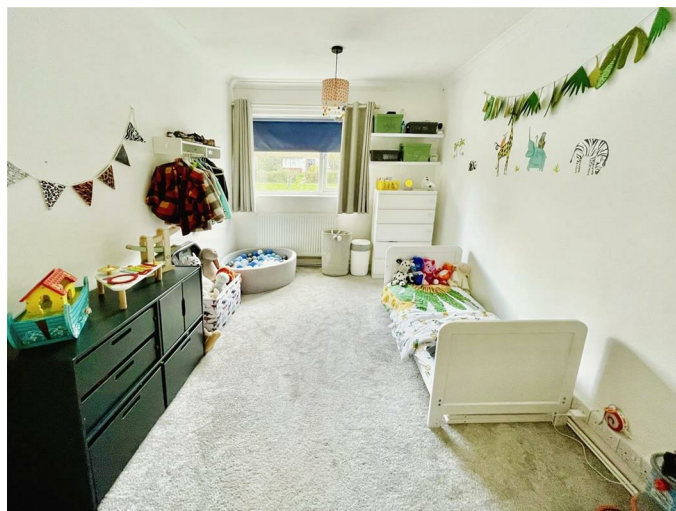
### **Hallway**

### **Bedroom One 12'4 x 11'0 (3.76m x 3.35m)**



Double glazed window, radiator and two cupboards.

### **Bedroom Two 14'4 x 8'8 (4.37m x 2.64m)**



Double glazed window and radiator.

### **Bathroom**



Double glazed window, bath with mixer taps and shower over, wash hand basin, under floor heating, heated towel rail, low level wc, part tiled walls and tiled flooring.

### **Communal Gardens**

### **Brick Built Storage**

Floor Plan



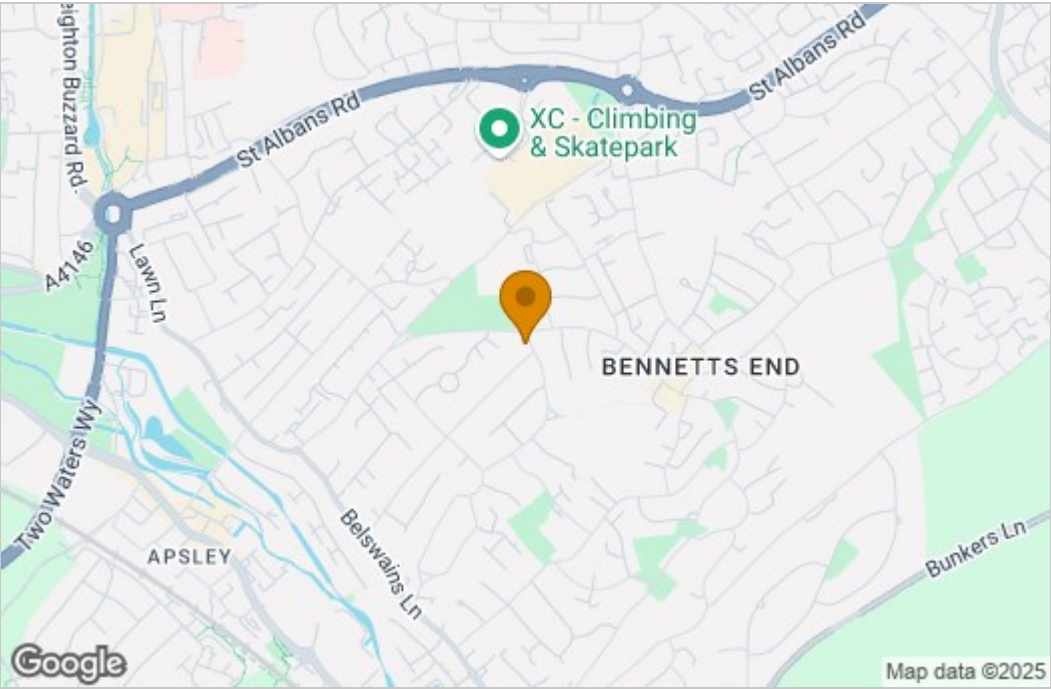
Floor Plan  
Floor area 66.1 m<sup>2</sup> (712 sq.ft.)

TOTAL: 66.1 m<sup>2</sup> (712 sq.ft.)

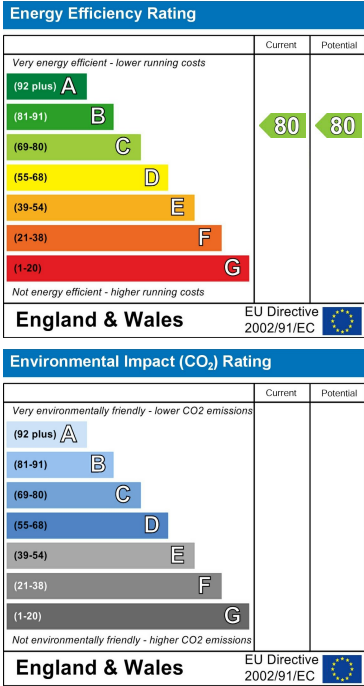
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



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