



## Chaulden House Gardens, Hemel Hempstead, HP1 2BW

### **£250,000**

Situated in a Cul de Sac in Boxmoor and within easy reach of Hemel Hempstead Station is this purpose built first floor flat. Boasting TWO DOUBLE BEDROOMS, 14'11 x 14'4 living room with balcony, modern fitted kitchen, double glazing, gas central heating, modern bathroom suite and is offered in good order through out.

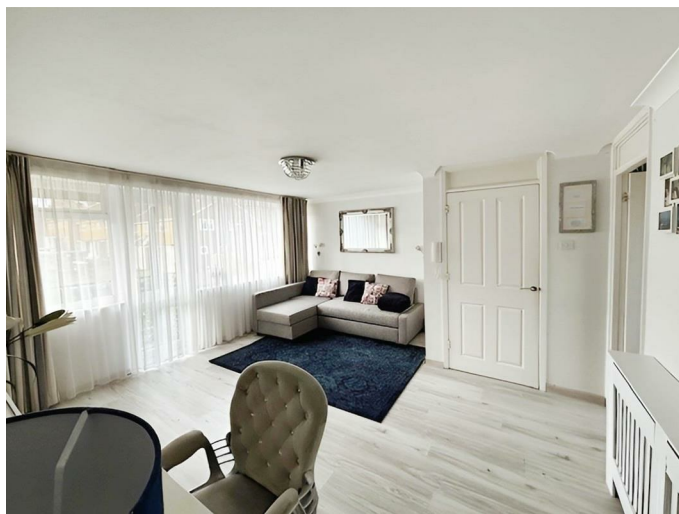
## Communal Hallway

Stairs to all floors

## Entrance

Door to front and laminate flooring.

## Lounge 14'11 x 14'4 (4.55m x 4.37m)



Double glazed door to balcony, double glazed window, TV point, entryphone, coving, laminate flooring and radiator.

## Kitchen 9'11 x 9'4 (3.02m x 2.84m)

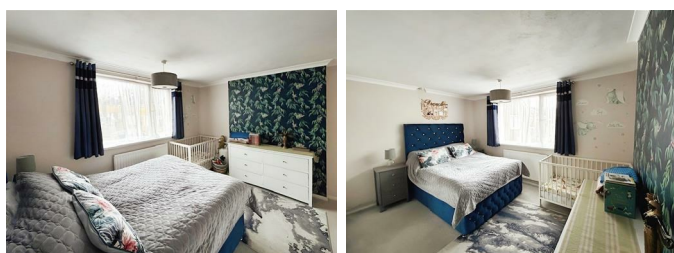


Wall and base units with works surfaces to compliment, double glazed window, 1 1/2 bowl stainless steel sink, tiled splashbacks, gas cooker point, cooker hood, plumbing for washing machine.

## Hallway

Storage cupboard.

## Bedroom One 12'3 x 11'1 (3.73m x 3.38m)



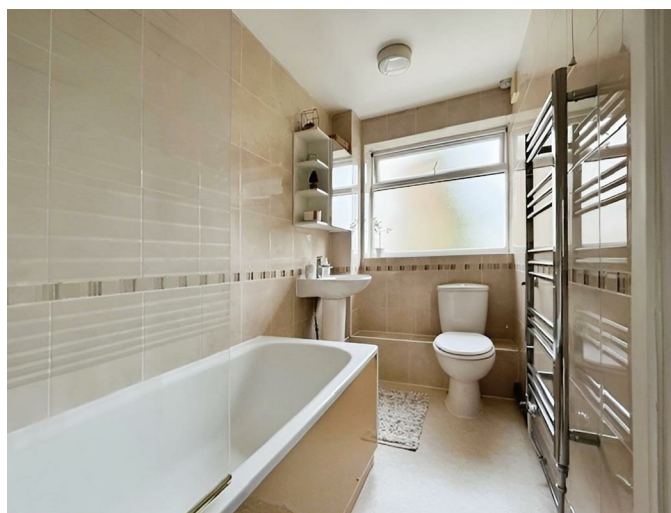
Double glazed window, coving and radiator.

## Bedroom Two 12'5 x 9'1 (3.78m x 2.77m)



Double glazed window and radiator.

## Bathroom



Frosted double glazed window, bath with mixer taps and shower over, pedestal wash hand basin, low level wc, fully tiled walls and heated towel rail.

## Communal Garden

Communal garden and drying area

## Brick Built Storage Shed



Floor Plan



Floor Plan

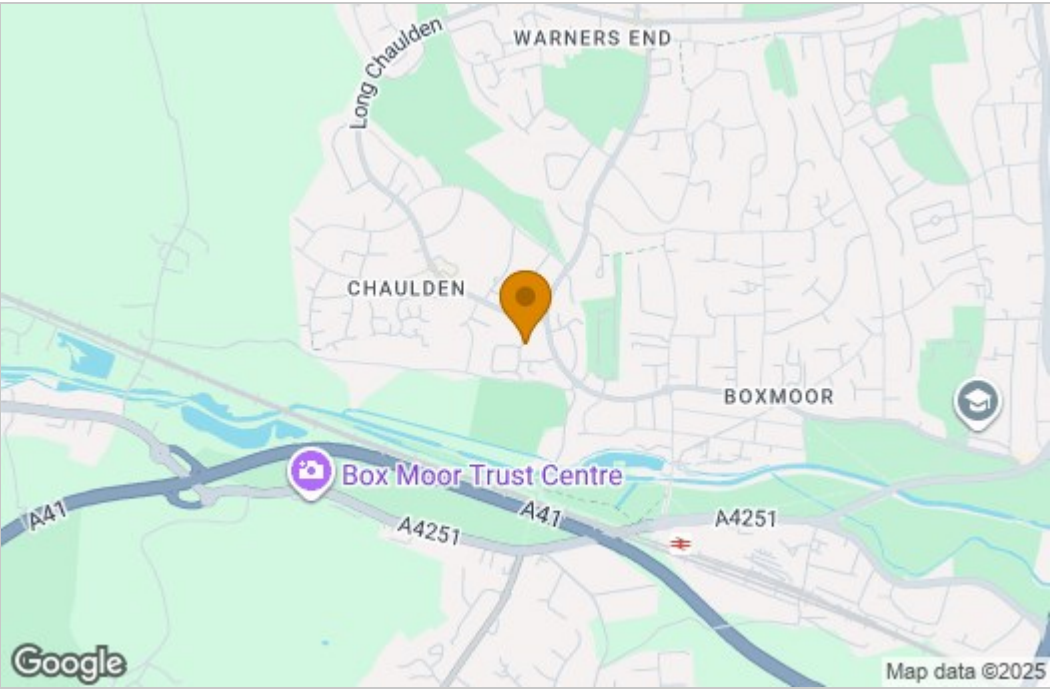
Floor area 61.5 m<sup>2</sup> (662 sq.ft.)

TOTAL: 61.5 m<sup>2</sup> (662 sq.ft.)

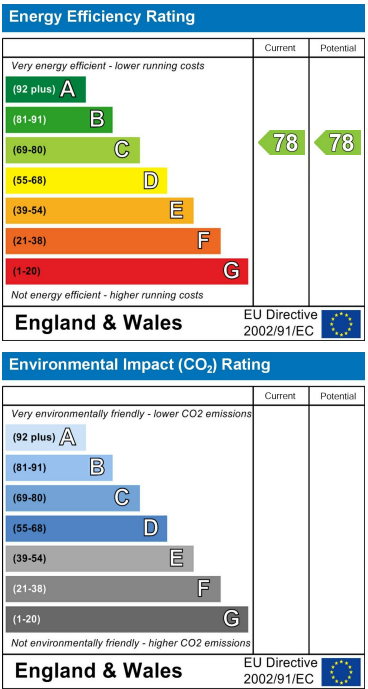
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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