Selden Hill, Hemel Hempstead, HP2 4FY

£270,000

Situated in Hemel Hempstead town centre is this well presented purpose built ground floor flat. Boasting two bedrooms, 14'6 living room, 12'4 modern fitted kitchen, gas central heating and allocated parking. Located within easy reach of the local shops, restaurants and travel facilities including Hemel Hempstead Station and the M1, M25 and A41 road links.

Communal Hallway
Entryphone system and stairs to all floors.

Entrance Hall
Front door, laminate flooring and two built in storage cupboard.

Lounge 14'6 x 11'2 (4.42m x 3.40m)

Double glazed window, laminate flooring, wall mounted electric heater, TV point and double glazed french doors to Juliette balcony.
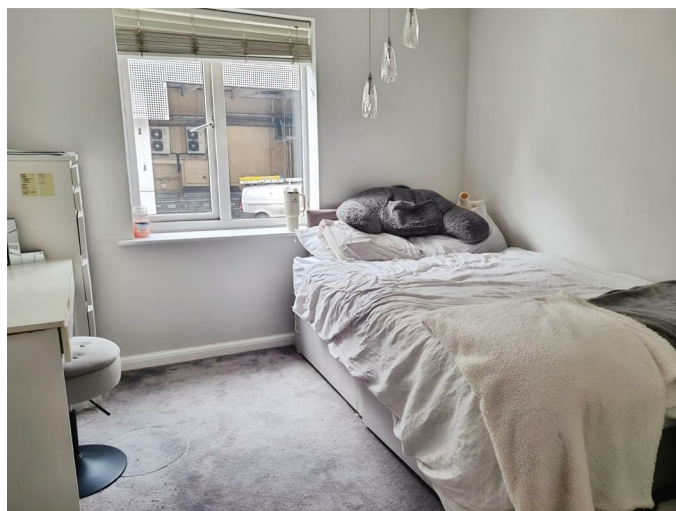
Kitchen 12'4 x 8'10 max (3.76m x 2.69m max)

Modern fitted kitchen with wall and base units and work surfaces to compliment, stainless steel sink with drainer, mixer taps and tiled splashbacks, integrated microwave/oven, electric oven, electric hob with cooker hood over, island with base units under, plumbing for dishwasher and washing machine, built in wine rack and double glazed window.

Bedroom One 10'2 to wardrobes x 10'1 (3.10m to wardrobes x 3.07m)

Double glazed window, wall mounted electric heater and built in wardrobe.

Bedroom Two 10'1 x 7'2 (3.07m x 2.18m)

Double glazed window and wall mounted electric heater.

Bathroom

Panelled bath with mixer taps and shower over, pedestal wash hand basin, low level wc, heated towel rail, part tiling and extractor fan.
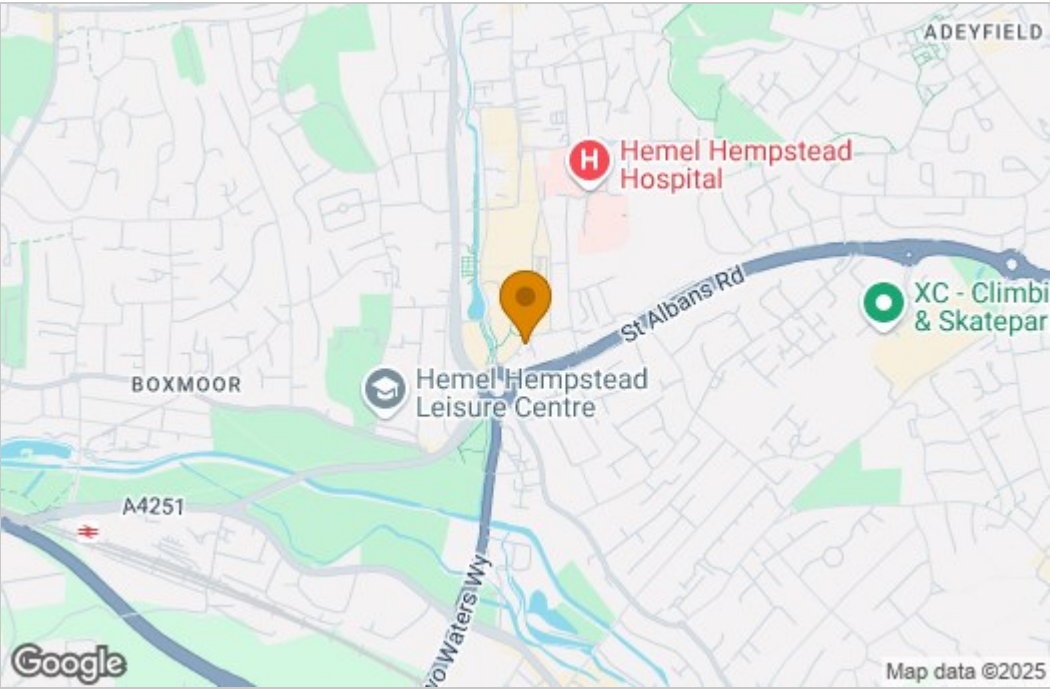
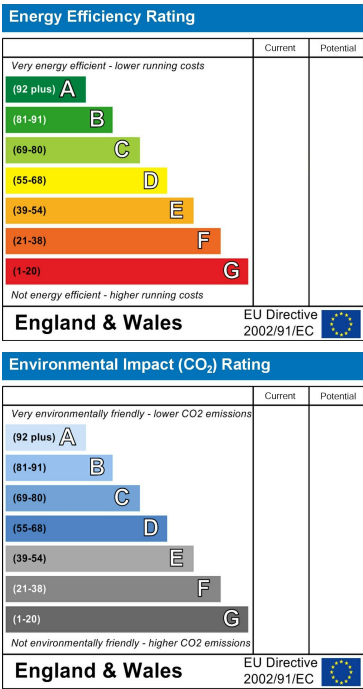**Allocated Parking**
Allocated parking space.

Floor Plan

Lounge
4.48m x 3.43m
(14' 8" x 11' 3")

Bedroom 2
3.10m x 2.19m
(10' 2" x 7' 2")

Bedroom 1
3.37m x 3.13m
(11' 1" x 10' 3")

Bathroom
1.90m x 1.85m
(6' 3" x 6' 1")

Hall

Kitchen
3.78m x 2.71m
(12' 5" x 8' 11")

Floor Plan

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

Clements
estate agents

Area Map

ADEYFIELD

Hemel Hempstead Hospital

St Albans Rd

XC - Climbi & Skatepar

BOXMOOR

Hemel Hempstead Leisure Centre

A4251

Google

Map data ©2025

Energy Efficiency Graph

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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

45 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LD
Tel: 01442 214151 Email: sales@clementsestateagents.co.uk https://www.clementsestateagents.co.uk