



## Clinton End, Hemel Hempstead, HP2 4PD

# £285,000

Located in sought after Leverstock Green is this delightful ground floor maisonette offering a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a well-proportioned reception room, providing a warm and inviting space for relaxation or entertaining guests. The fitted kitchen is both functional and stylish, equipped to meet all your culinary needs. The maisonette benefits from gas central heating and double glazing, ensuring a cosy atmosphere throughout the year while also promoting energy efficiency.

One of the standout features of this property is the communal courtyard garden, a lovely outdoor space where you can unwind, enjoy a morning coffee. The location is also advantageous, with local amenities and transport links within easy reach, making it a practical choice for everyday living.

This maisonette presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living. Don't miss the chance to make this charming property your new home.

**Porch**

**Living Room 20'8 x 11'11 (6.30m x 3.63m)**

**Fitted Kitchen 12'9 x 5'9 (3.89m x 1.75m)**

**Hallway**

**Bedroom One 11'10 x 10'7 (3.61m x 3.23m)**

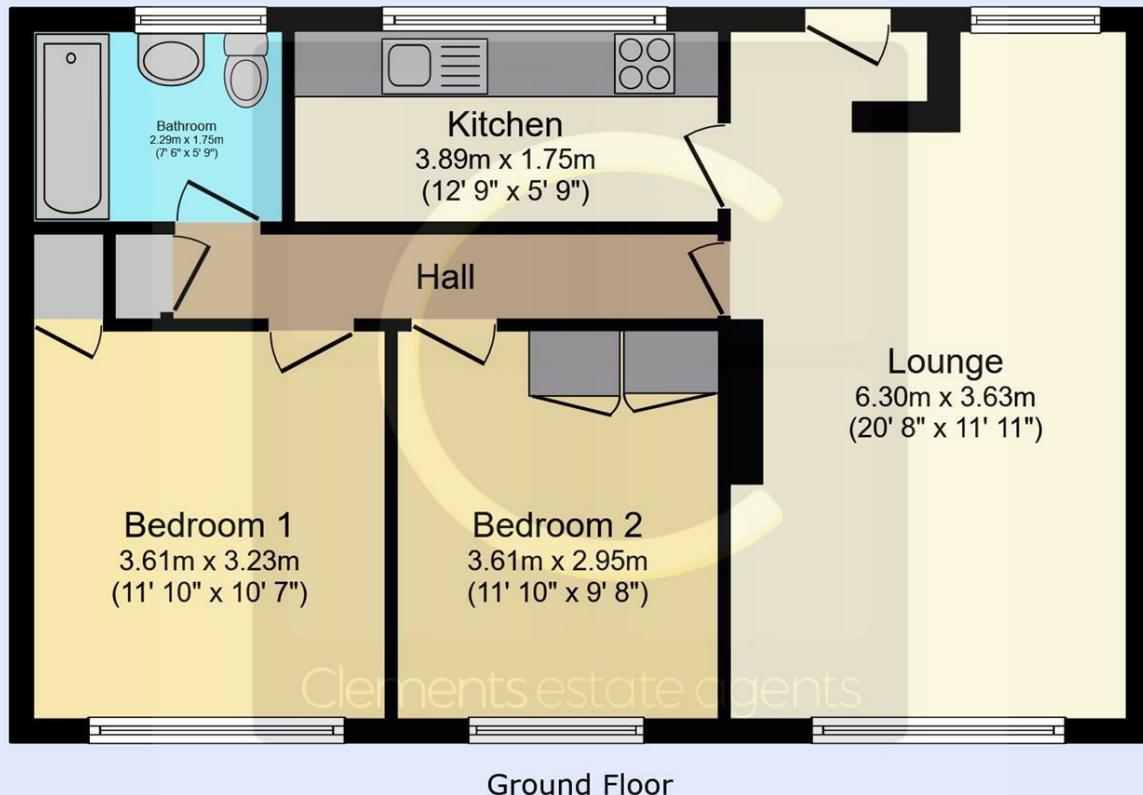
**Bedroom Two 11'10 x 9'8 (3.61m x 2.95m)**

**Bathroom**

**Communal Courtyard Garden**

**Outside Storage Cupboard**

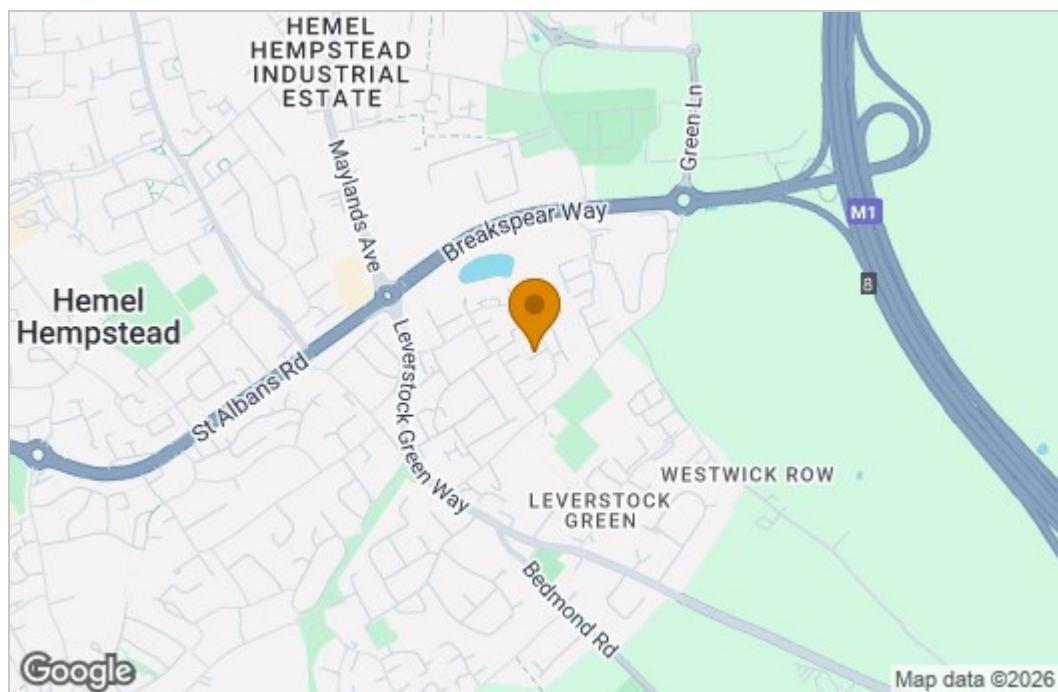
## Floor Plan



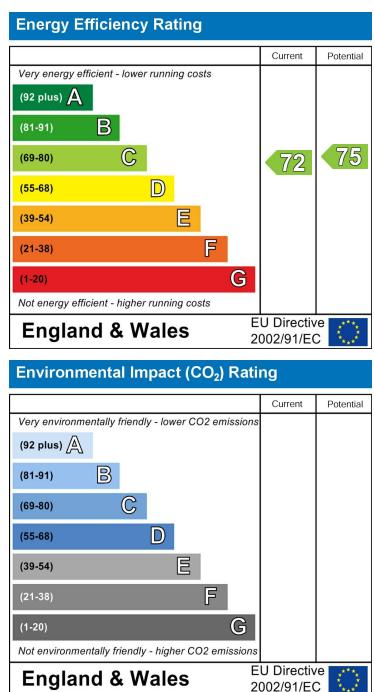
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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## Area Map



## Energy Efficiency Graph



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