

Boxmoor/ Hemel Hempstead / Berkhamsted / Tring

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**186 Fletcher Way,**  
Hemel Hempstead,  
Hertfordshire. HP2 5SA



**Price £1,350 pcm**  
To Let



**\*\*VIEWING HIGHLY RECOMMENDED\*\***  
**Spacious and well presented 3 bedroom**  
**end of terrace family home conveniently**  
**located for local shops, schools and**  
**amenities. Lounge. Dining room.**  
**Kitchen. First floor bathroom. Double**  
**glazing. Gas heating to radiators.**  
**Gardens. AVAILABLE NOW.**





LOUNGE

Two double glazed casement windows to front aspect. Stairs to first floor. Under stairs storage cupboard housing the gas boiler. Chrome recessed ceiling lighting. Radiator. Wood effect flooring.

DINING ROOM

Pair of double glazed French doors opening on to the rear garden. Radiator. Wood effect flooring.

KITCHEN

Fitted with a single bowl single drainer stainless steel sink unit with mixer tap. Range of matching wall and floor mounted units comprising of both cupboards and draws with the benefit of matching cornice, plinths and pelmets. Two glass fronted display units and a corner display unit. Colour coordinated roll top work surface and part tiled walls. Integrated stainless steel double oven / grill. Integrated 4 burner stainless steel gas hob with matching stainless steel extractor hood over. Integrated fridge freezer and dish washer. Space and plumbing for an automatic washing machine. Tiled flooring. Chrome recessed ceiling lighting. Double glazed casement window to rear aspect. Double glazed door to side access.

FIRST FLOOR

LANDING

Double glazed casement window to side aspect. Access to loft space. Chrome recessed ceiling lighting.

BEDROOM 1

Double glazed casement window to front aspect. Radiator. Chrome recessed ceiling lighting. Wood effect flooring.

BEDROOM 2

Double glazed casement window to rear aspect. Radiator. Wood effect flooring.

BEDROOM 3

Double glazed casement window to front aspect. Radiator. Wood effect flooring.

BATHROOM

Fitted in white with chrome fittings and comprising of a panel bath with mixer tap and chrome shower unit over. Fitted shower screen. Wall hung wash hand basin with mixer tap and low level WC. Chrome heated towel rail. Colour coordinated part tiled walls with decorative tiled border and tiled flooring. Chrome recessed ceiling lighting. Dual aspect with double glazed casement windows to both side and rear aspects.

OUTSIDE

FRONT GARDEN

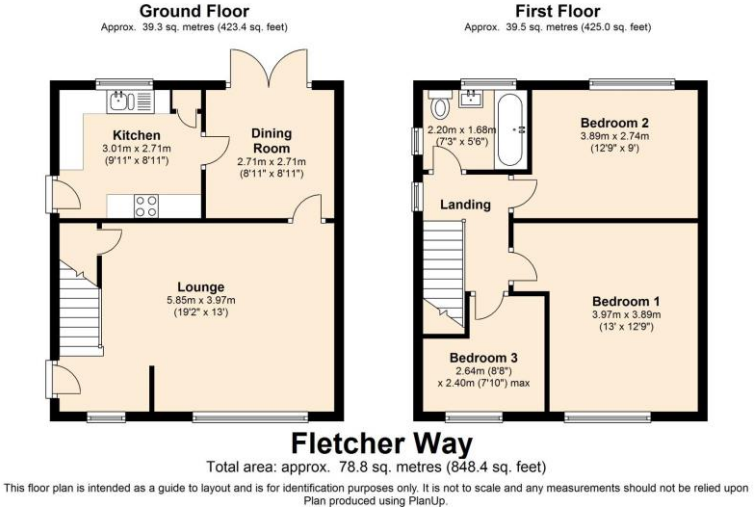
Mainly laid to lawn with a hedge to the properties front curtilage. Brick block hard standing to the side.

REAR GARDEN

Well arranged and pleasantly private, mainly laid to lawn with herbaceous borders and fenced boundaries. Outside tap. Covered side area with gated side access. Brick built shed / work shop.

EPC - C

H10851 - See floor plan for measurements



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