Savoy Close,HEMEL HEMPSTEAD HP2 4DL

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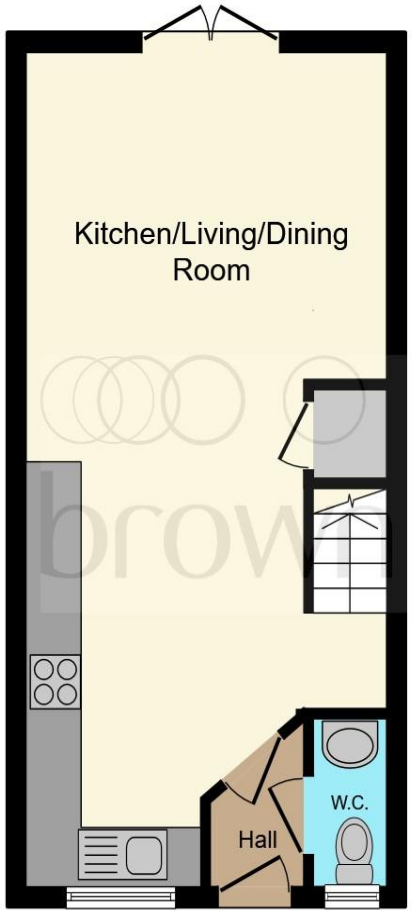
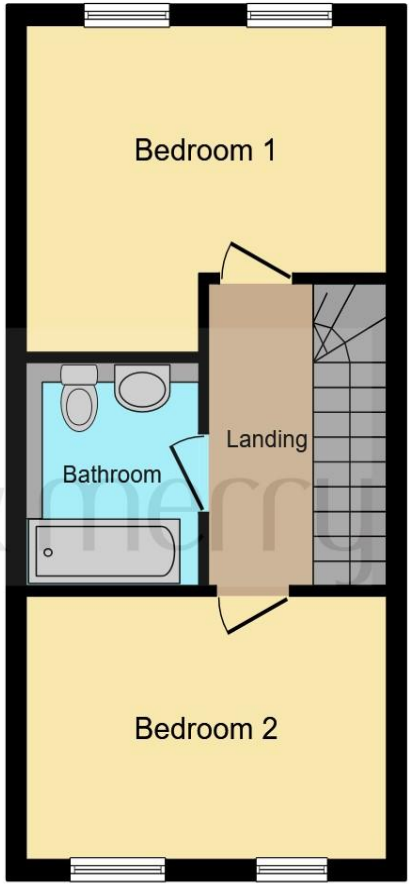
welcome to

Savoy Close, HEMEL HEMPSTEAD

Stunning Modern Home in a Prime Cul-de-Sac Location - Act Fast! Beautifully presented 2-bed home in a quiet cul-de-sac. Modern open-plan living, landscaped garden, parking for two cars with EV charger. Close to Leverstock Green amenities. Early viewing essential!



Ground Floor



First Floor

Entrance Porch

Cloakroom

Open Plan Lounge / Kitchen
27' 10" To Max x 12' 10" To Max (8.48m To Max x 3.91m To Max)

Landing

Bedroom One
12' 11" To Max x 8' 8" To Wardrobe (3.94m To Max x 2.64m To Wardrobe)

Bedroom Two
12' 11" x 8' 9" (3.94m x 2.67m)

Bathroom

Outside

Rear Garden

Car Port

Parking

Total floor area 66.2 m² (712 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Savoy Close, HEMEL HEMPSTEAD

Awaiting Photograph

- Quiet Cul-De-Sac In A Popular Residential Area
- Two Bedroom Home Built in 2021 With Remaining NHBC Warranty
- Beautifully Presented Throughout
- Spacious & Modern Open Plan Lounge / Kitchen
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£390,000

Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/HHD111191

Property Ref:
HHD111191 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

brown & merry

01442 232400

HemelHempstead@brownandmerry.co.uk

57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE

brownandmerry.co.uk

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