



**39**

**HEMEL HEMPSTEAD, HP3 9LH**

**£2,150 PER MONTH**

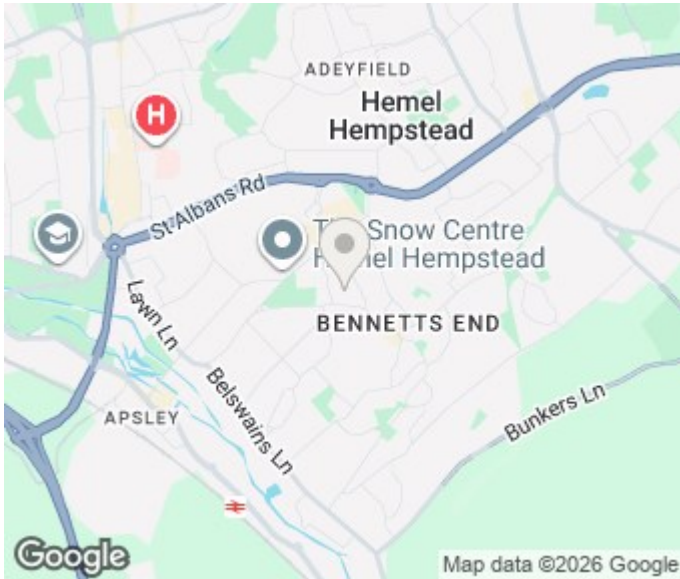
Lloyds Lettings are pleased to present to the market this newly redecorated three-bedroom family home, ideally situated within close proximity to local shops, schools and amenities.

The property has been refurbished throughout, benefiting from fresh painting, a brand-new kitchen, and is ready for immediate occupation.

The ground floor offers a spacious kitchen with ample cupboard and worktop space, a large and bright living area, and a conservatory with doors leading out to a well-maintained rear garden, creating the perfect space for both relaxing and entertaining.

Upstairs comprises two well-proportioned double bedrooms and a further bedroom/study, all served by a family bathroom featuring both a bath and separate shower cubicle.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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