



A stylish, tastefully presented, well-proportioned 4-bedroom modern family home set in a waterside development, laid out over three floors offering over 1,350 sq. ft. of accommodation. The bright and spacious property comprises a front garden, front door leading to entrance hallway, a central fitted kitchen semi-open to a dining room, two additional reception rooms, four bedrooms, three bath/shower rooms (two en-suite), and a guest cloakroom WC.

Externally, the rear garden is predominantly laid to lawn with a patio area ideal for outdoor dining and entertaining. The location provides stunning scenery, including the Grand Union Canal, which leads to a few popular wine and dining options. Within proximity is also a 24/7 grocery shop, Hemel Hempstead National Rail Train Station also offers a 28-minute fast train service to Central London (Euston).

Heron Mews, Hemel Hempstead, Hemel Hempstead, HP1 2EG Offers in the region of £700,000 | Freehold

HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
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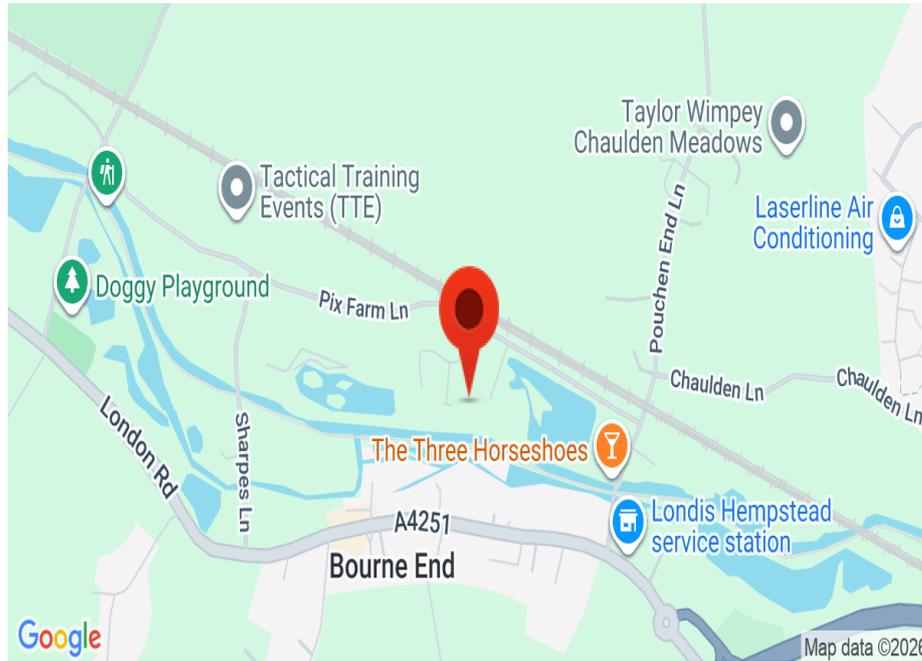


- Four Bedrooms
- Three Bath Shower Rooms (two En-Suite)
- Guest Cloaks WC
- Separate Dining Room
- Close to National Rail
- Recently Built
- Two Reception Rooms
- Fitted Kitchen
- Off-Street Parking
- Front & Rear Gardens
- Waterside Location
- Close to Schools/Shops/Amenities



HERON MEWS  
TOTAL APPROX. FLOOR AREA 1355 SQ.FT. (126 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Hemel Hempstead, HP1

**Tenure:**  
Freehold

**Viewings:**  
Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**  
8 CRESCENT ROAD, Alexandra  
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These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.