



## 2 The Elms Bedmond Road, Hemel Hempstead, HP3 8LJ

Guide price £350,000

- Two Double Bedrooms
- Detached Garage
- Private Front Door
- No Chain
- Village Location
- Lots of Storage
- Private Garden
- Conversion



# 2 The Elms Bedmond Road, Hemel Hempstead HP3 8LJ

Guide Price £350,000 - £375,000. Nestled in the charming village of Leverstock Green, this delightful two-bedroom maisonette on Bedmond Road offers a perfect blend of comfort and character. Spanning an impressive 610 square feet, this first-floor residence boasts generous ceiling heights and spacious rooms, creating a bright and airy atmosphere that is sure to impress.

The property features a well-appointed reception room, with dining space. Ideal for both relaxation and entertaining. The two double bedrooms provide ample space for rest and rejuvenation, while the bathroom is conveniently located to serve both bedrooms. Storage is plentiful throughout the home, ensuring that all your belongings can be neatly tucked away.

One of the standout features of this maisonette is the private driveway, accommodating two cars, along with a detached garage for additional storage or workshop space. The private gardens offer a serene outdoor retreat, perfect for enjoying the fresh air or hosting gatherings with friends and family.

Situated opposite a picturesque green, this property is ideally located near the local cricket ground and a variety of scenic walking routes. The nearby Leverstock Green shops provide an excellent selection of food, drinks, and dine-out options, making it a wonderful place to call home.



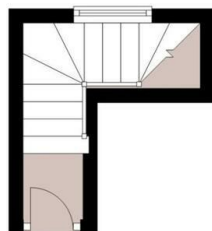
Council Tax Band: B





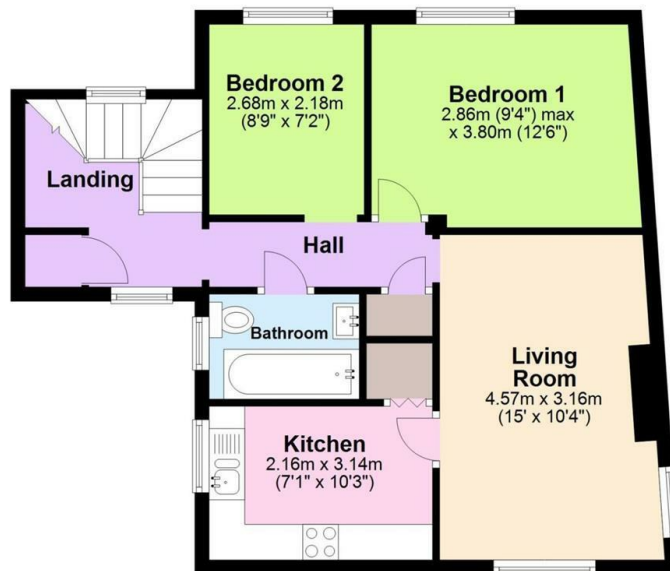
## Ground Floor

Approx. 3.8 sq. metres (41.3 sq. feet)



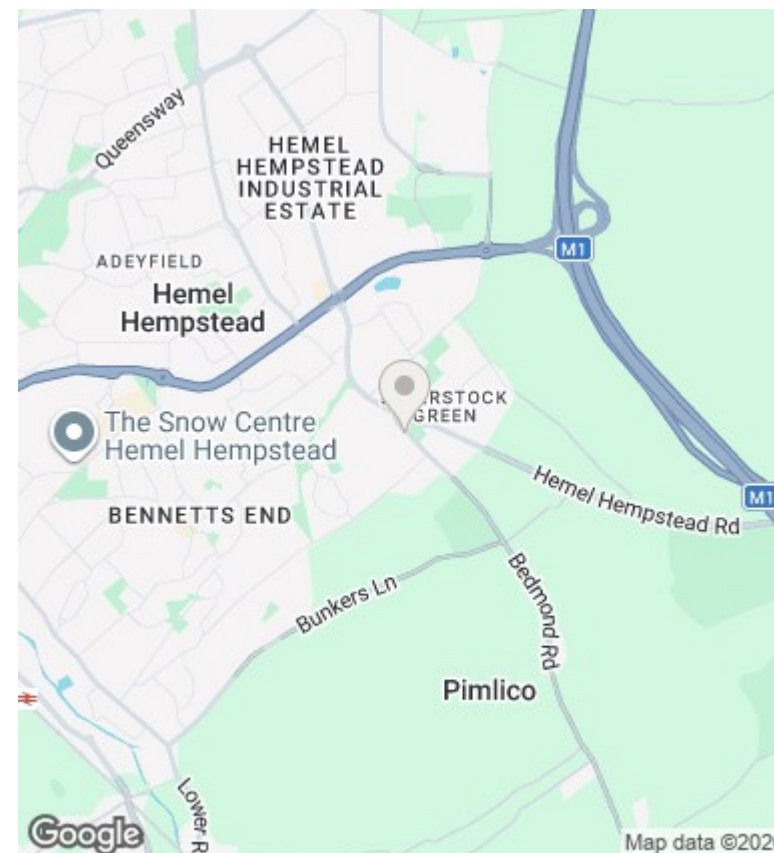
## First Floor

Approx. 52.9 sq. metres (569.1 sq. feet)



Total area: approx. 56.7 sq. metres (610.5 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

B

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 69      | 76        |
| (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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |