



WHEELERS LANE, HEMEL HEMPSTEAD HP3 9JE

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welcome to

Wheelers Lane, Hemel Hempstead

Stunning extended 3/4 bed terraced home with option of 4th bed/study. Immaculate throughout, lovely kitchen, large garden. A beautifully presented home not to be missed. Call us now to arrange your viewing!





Ground Floor



First Floor

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

Entrance Hall

Cloakroom

Study / Bedroom Four

7' 9" x 6' 4" (2.36m x 1.93m)

Lounge

19' 2" To Max x 10' 11" To Max (5.84m To Max x 3.33m To Max)

Kitchen

20' 3" Plus Recess x 9' 7" (6.17m Plus Recess x 2.92m)

Lobby With Utility Area

Landing

Bedroom One

15' 6" x 9' 7" (4.72m x 2.92m)

Bedroom Two

11' 1" x 10' 4" Plus Recess (3.38m x 3.15m Plus Recess)

Bedroom Three

11' 2" To Max x 8' 1" To Max (3.40m To Max x 2.46m To Max)

Bathroom

Outside

Rear Garden

Workshop

10' x 4' 9" (3.05m x 1.45m)

Shed

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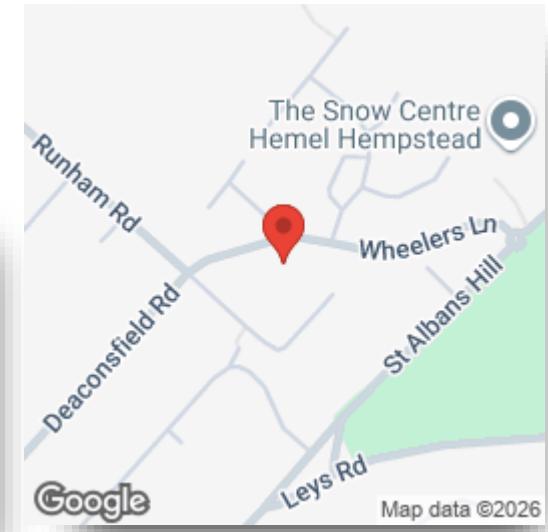
- Beautiful Family Home
- Three Double Bedrooms
- 4th Bedroom/ Study
- Large Rear Garden
- Chain Free

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£475,000



view this property online brownandmerry.co.uk/Property/HHD111362

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.



Property Ref:
HHD111362 - 0005

 brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



brownandmerry.co.uk