



Cotterells, Hemel Hempstead HP1 1JE

welcome to

Cotterells, Hemel Hempstead

Beautiful character cottage in a popular area with spacious living accommodation and a modern kitchen. Give us a call to have a look around today !





Entrance

Lobby

Stairs To Basement

Lounge

11' 10" x 10' 11" To Max (3.61m x 3.33m To Max)

Kitchen

9' 1" x 8' 9" Plus Recess (2.77m x 2.67m Plus Recess)

Bathroom

Landing

Bedroom One - Fitted Wardrobes

10' 11" x 10' To Wardrobe (3.33m x 3.05m To Wardrobe)

Bedroom Two

9' 7" To Max x 9' To Max (2.92m To Max x 2.74m To Max)

Outside

Rear Garden

Brick Built Shed

Residents Permit Parking

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

welcome to

Cotterells, Hemel Hempstead

- Rarely Available Cottage
- 0.2 Miles (Walking) Of Marlowes Shopping Centre & Boxmoor Moor Green Open Space
- Two Bedroom Mid Terraced Cottage
- Permit Parking
- Good Sized Living Accommodation

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

£365,000



Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/HHD111083



Property Ref:
HHD111083 - 0011

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.

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