



Not for marketing purposes INTERNAL USE ONLY

Guinery Grove
Hemel Hempstead



Property Description

40% SHARED OWNERSHIP AVAILABLE. Two bedroom end of terrace family home in a popular HP3 location. Benefits include ALLOCATED PARKING, modern fitted kitchen and family bathroom, comfortable lounge/diner and a delightful rear garden with patio space to the rear and side. Close to local shops, sought-after schools and with easy access to Apsley Station with services to London Euston. The ideal first time buy! Call now to arrange a viewing!



Entrance Hall

Double glazed door to front.

Cloakroom

Fitted with low level WC, wash hand basin, radiator and double glazed window

Lounge/ Diner

Two double glazed windows, TV point, radiator and double glazed patio doors.

Kitchen

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, integrated oven and gas hob, plumbing for dishwasher and washing machine, combi central heating boiler and double glazed window.

Landing

Stairs from ground floor, airing cupboard and access to loft with storage.

Bedroom 1

Double glazed window, built in wardrobes, cupboard, TV point and radiator.

Bedroom 2

Double glazed window, TV point and radiator.

Bathroom

Fitted with bath with mixer taps, wash hand basin, low level WC, part tiling and double glazed window.

Front Garden

Gravel area with pathway to front door, raised beds, bin store and side access.

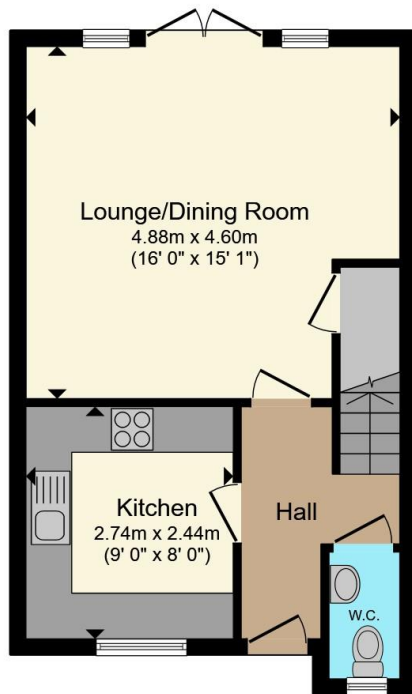
Rear Garden

Patio area, lawned area, path to rear, patio area to side, side gate access, shed and summer house with power and light.

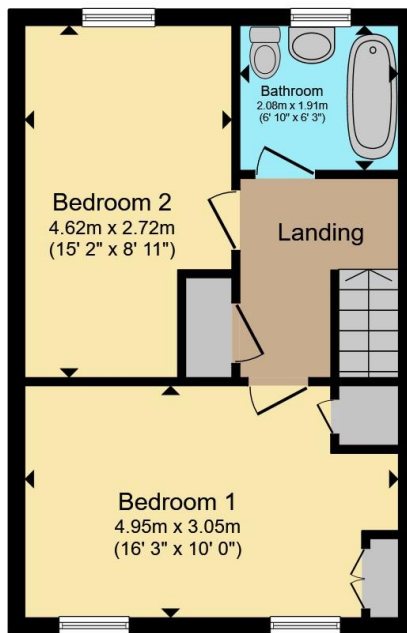
Parking

One allocated parking space.





Ground Floor



First Floor

Total floor area 76.6 m² (825 sq.ft.) approx

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.propertybox.io



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EPC Rating: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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