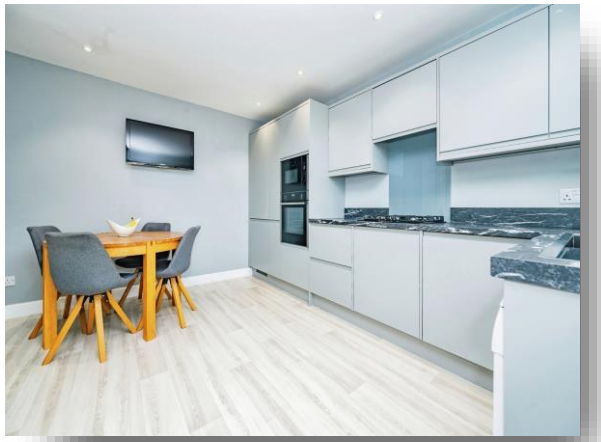
Ninian Road,Hemel Hempstead HP2 6NA

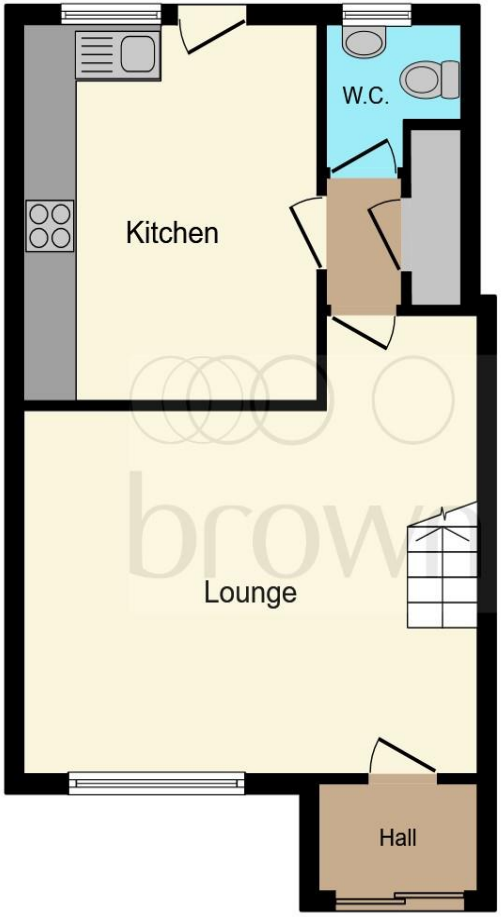
brown & merry

welcome to

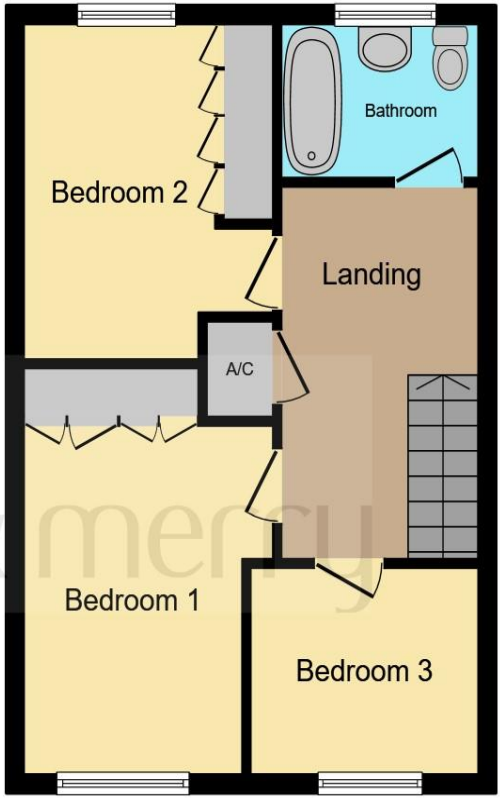
Ninian Road, Hemel Hempstead

This one ticks all the boxes doesn't it? Three good size bedrooms, off road parking, well presented throughout and views over fields... Call us today to avoid disappointment.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge
17' 8" x 16' (5.38m x 4.88m)

Kitchen
13' x 11' (3.96m x 3.35m)

Landing

Bedroom One
13' x 10' 1" (3.96m x 3.07m)

Bedroom Two
12' x 10' (3.66m x 3.05m)

Bedroom Three
7' x 7' (2.13m x 2.13m)

Bathroom

Outside

Rear Garden

Off Street Parking

Total floor area 84.2 m² (907 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.focalagent.com

welcome to

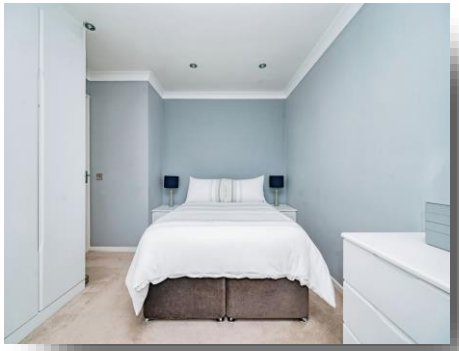
Ninian Road, Hemel Hempstead

- Cul-De-Sac Location
- Popular Residential Area
- Three Bedroom Mid Terraced Family Home Overlooking Open Fields
- Immaculately Presented & Recently Re-Decorated Throughout
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/HHD110288

The Property Ombudsman

Property Ref:
HHD110288 - 0006

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.

brown & merry

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