



**Hilmy Drive, Hemel Hempstead HP1 1TZ**

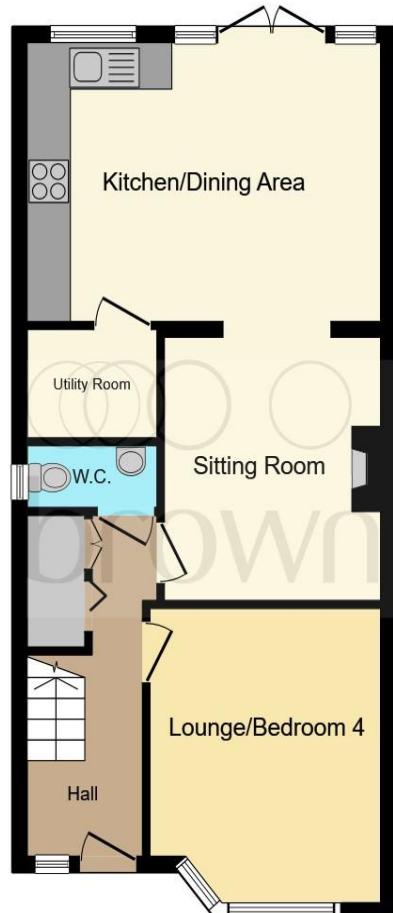
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**welcome to**

## **Hilmay Drive, Hemel Hempstead**

Situated in a quiet cul-de-sac in a very sought after residential area is this very well presented three / four bedroom semi detached family home. 0.8 miles of Hemel Hempstead Mainline Train Station. 0.2 miles from both The Hemel Hempstead School and South Hill Primary School. Give us a call today !





**Ground Floor**



**First Floor**

Total floor area 87.2 m<sup>2</sup> (939 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](http://www.focalagent.com)

**Entrance Hall**

**Cloakroom**

**Lounge / Bedroom Four**

12' 6" To Max x 10' 10" To Max ( 3.81m To Max x 3.30m To Max )

**Sitting Room**

11' 2" x 9' 10" ( 3.40m x 3.00m )

**Kitchen / Dining Room**

16' 1" x 11' 10" ( 4.90m x 3.61m )

**Utility Room**

5' 11" x 4' 7" ( 1.80m x 1.40m )

**Landing**

**Bedroom One**

12' 6" x 10' 2" ( 3.81m x 3.10m )

**Bedroom Two**

11' 10" x 10' 2" ( 3.61m x 3.10m )

**Bedroom Three**

7' 10" x 5' 11" ( 2.39m x 1.80m )

**Bathroom**

**Outside**

**Rear Garden**

**Under House Storage Room**

**Parking For Two Cars**

welcome to

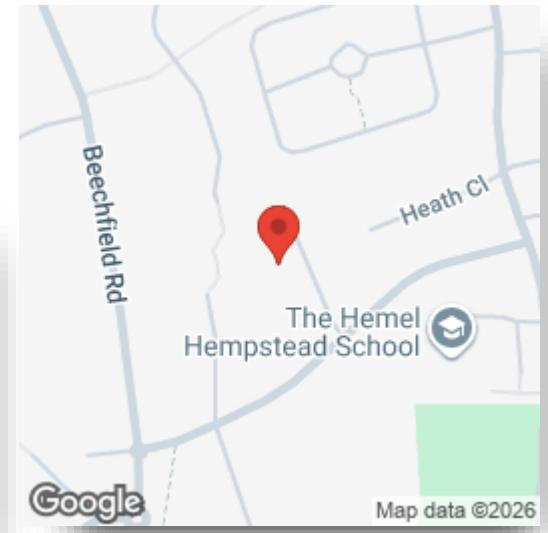
## Hilmay Drive, Hemel Hempstead

- Quiet Cul-De-Sac In A Popular Residential Area
- Three / Four Bedroom Semi Detached Family Home
- Well Presented Throughout
- Spacious Living Accommodation
- Good Sized Kitchen & Modern Refitted Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£550,000**



**view this property online** [brownandmerry.co.uk/Property/HHD111079](http://brownandmerry.co.uk/Property/HHD111079)

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Property Ref:  
HHD111079 - 0003



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