

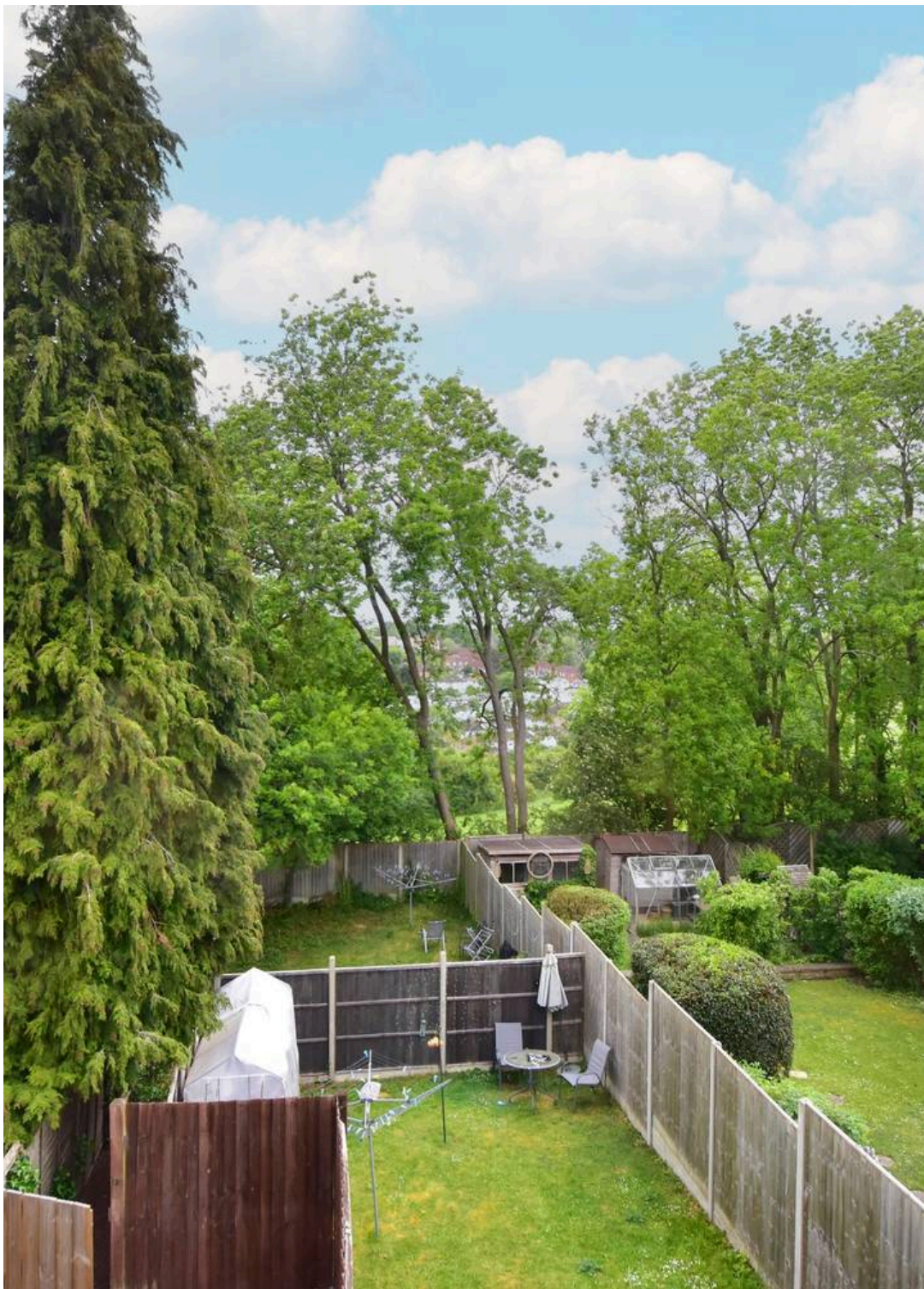


Mountfield Road, Hemel Hempstead

Guide Price **£325,000**

proffitt
& holt





Mountfield Road

Hemel Hempstead

This well-presented two bedroom first floor flat is situated in a quiet cul de sac, offering a peaceful retreat whilst maintaining excellent access to local amenities.

The property features two generously sized double bedrooms, providing ample space for comfortable living or flexible use as a guest room or home office.

The spacious living areas are designed to maximise natural light, creating a welcoming atmosphere ideal for both relaxation and entertaining. The modern kitchen is well-appointed with quality fixtures and fittings, ensuring functionality and style.

Residents benefit from a private garden and parking space, providing convenience and security, as well as a share of freehold, offering added peace of mind and investment potential. The flat is offered with no upper chain, enabling a smooth and swift transaction for prospective buyers.

With its proximity to parks and recreational spaces, this property is perfectly positioned for those who appreciate a tranquil setting without compromising on connectivity. This is an excellent opportunity for first-time buyers, downsizers or investors seeking a spacious, well-located flat in a desirable area. Early viewing is highly recommended to fully appreciate the quality and appeal of this charming home.





Mountfield Road

Hemel Hempstead

The property is situated within the large town of Hemel Hempstead with its extensive shopping, entertainment and leisure facilities and also Hemel Hempstead mainline railway station which provides frequent services into London, Euston. For the road commuter, both the M1 and M25 motorways are easily accessible along with other major road links.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Quiet Cul De Sac
- Private Garden
- Bordering Parks
- Private Parking Space
- Two Double Bedrooms
- Share Of Freehold
- No Upper Chain
- Spacious Living Areas





General Information

Services

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





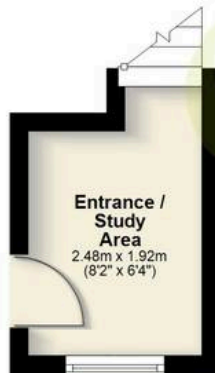
First Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



Ground Floor

Approx. 5.2 sq. metres (55.9 sq. feet)



Total area: approx. 56.7 sq. metres (609.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

