



Connells

Heron Mews
Hemel Hempstead

Heron Mews Hemel Hempstead HP1 2EG

for sale
£250,000



Property Description

Ground Floor Maisonette in Sought-After Heron Mews, Bourne End

Situated within the highly desirable Heron Mews development, this beautifully presented ground floor maisonette offers spacious and modern accommodation, making it an ideal first-time purchase, downsizing opportunity, or investment.

The property benefits from allocated parking, a stylish fitted kitchen complete with modern integrated appliances, a luxury family bathroom, and well-proportioned living spaces throughout. Conveniently located on Pix Farm Lane, residents enjoy easy access to both Boxmoor Village and Berkhamsted, with their excellent range of shops, restaurants, amenities, and transport links.

An excellent opportunity not to be missed. Call now to arrange your viewing!

Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Private entrance and storage cupboard.

Kitchen/ Lounge

Modern fitted kitchen featuring an integrated oven and hob, integrated washing machine, and fridge freezer. A large double glazed window overlooks the rear aspect, providing plenty of natural light, with a TV point completing the space.

Bedroom

Double glazed window, radiator, and a large built-in sliding wardrobe, providing excellent storage space.

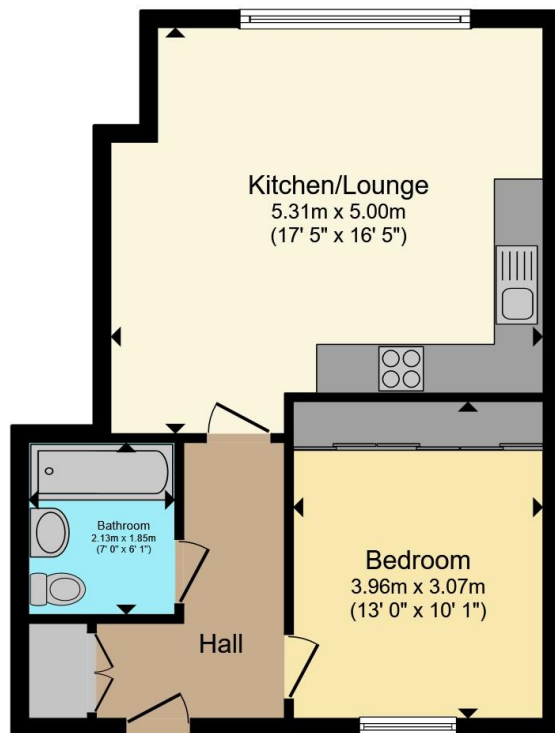
Bathroom

Part tiled bathroom comprising a panel-enclosed bath with overhead shower, WC, and wash hand basin. Finished with a heated towel rail, creating a practical and modern space.

Parking

Allocated Parking





Total floor area 47.8 m² (514 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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To view this property please contact Connells on

T 01442 216 633

E hemel Hempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: B Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312953

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.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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