



Heron Mews, HEMEL HEMPSTEAD HP1 2EG

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welcome to

Heron Mews, HEMEL HEMPSTEAD

Modern 4-bed canal-side home! Bright interiors, garden, EV parking & superb commuter links. Move-in ready with no onward chain.





Ground Floor

Total floor area 156.7 m² (1,687 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



First Floor

Entrance Hall

Cloakroom

Lounge

23' 7" x 11' 6" (7.19m x 3.51m)

Reception Room

13' 9" x 12' 6" (4.19m x 3.81m)

Dining Room

11' 2" x 10' 2" (3.40m x 3.10m)

Kitchen

14' 9" x 8' 10" (4.50m x 2.69m)

Utility Room

7' 5" x 5' 11" (2.26m x 1.80m)

Landing

Bedroom One

11' 6" x 11' 6" (3.51m x 3.51m)

En-Suite

Dressing Room

Bedroom Two

11' 6" x 11' 2" (3.51m x 3.40m)

En-Suite

Bedroom Three

11' 6" x 9' 2" (3.51m x 2.79m)

Bedroom Four

10' 6" x 8' 10" (3.20m x 2.69m)

Bathroom

Outside

Front Garden

Rear Garden

Two Car Ports

Two Additional Parking Spaces

welcome to

Heron Mews, HEMEL HEMPSTEAD

- Quiet Cul-De-Sac In A Sought After Residential Area
- Executive Detached Family Home
- Four Double Bedrooms - Two With En-Suites
- Three Reception Rooms
- Modern Kitchen & Utility Room

Tenure: Freehold EPC Rating: B

Council Tax Band: G

offers in excess of

£825,000



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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.



Property Ref:
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