



**Heron Mews,HEMEL HEMPSTEAD HP1 2EG**



*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**



**First Floor**

Total floor area 156.7 m<sup>2</sup> (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](http://www.focalagent.com)

**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**

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## 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HHD110175 - 0009

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