



## Little Mimms, Hemel Hempstead, HP2 5XP

### Price £290,000

Situated in this Cul de Sac within easy reach of Hemel Hempstead town centre and Old Town is this cluster house. Boasting one bedroom with fitted wardrobes, 15'11 lounge, 12'10 modern fitted kitchen, double glazing, front garden with separate seating area and two allocated parking spaces.

**Entrance Hall**

Front door

**Lounge 15'11 x 10'5 (4.85m x 3.18m)**

Double glazed window, wall mounted electric heater, TV point, coving, feature fireplace and stairs to first floor.

**Kitchen 12'10 x 5'10 (3.91m x 1.78m)**

Modern fitted kitchen comprising wall and base units with work surfaces to compliment, stainless steel sink with drainer and mixer tap, tiled splashbacks, electric oven, electric hob with cooker hood over, double glazed window, integrated dishwasher, integrated fridge freezer and plumbing for washing machine.

**Landing**

Loft access

**Bedroom One 13'11 to wardrobes x 9'7 (4.24m to wardrobes x 2.92m)**

Double glazed window, coving and wall mounted electric heater.

**Bathroom**

Double glazed window, panelled bath with mixer tap and shower over, pedestal wash hand basin, low level wc and part tiling to walls.

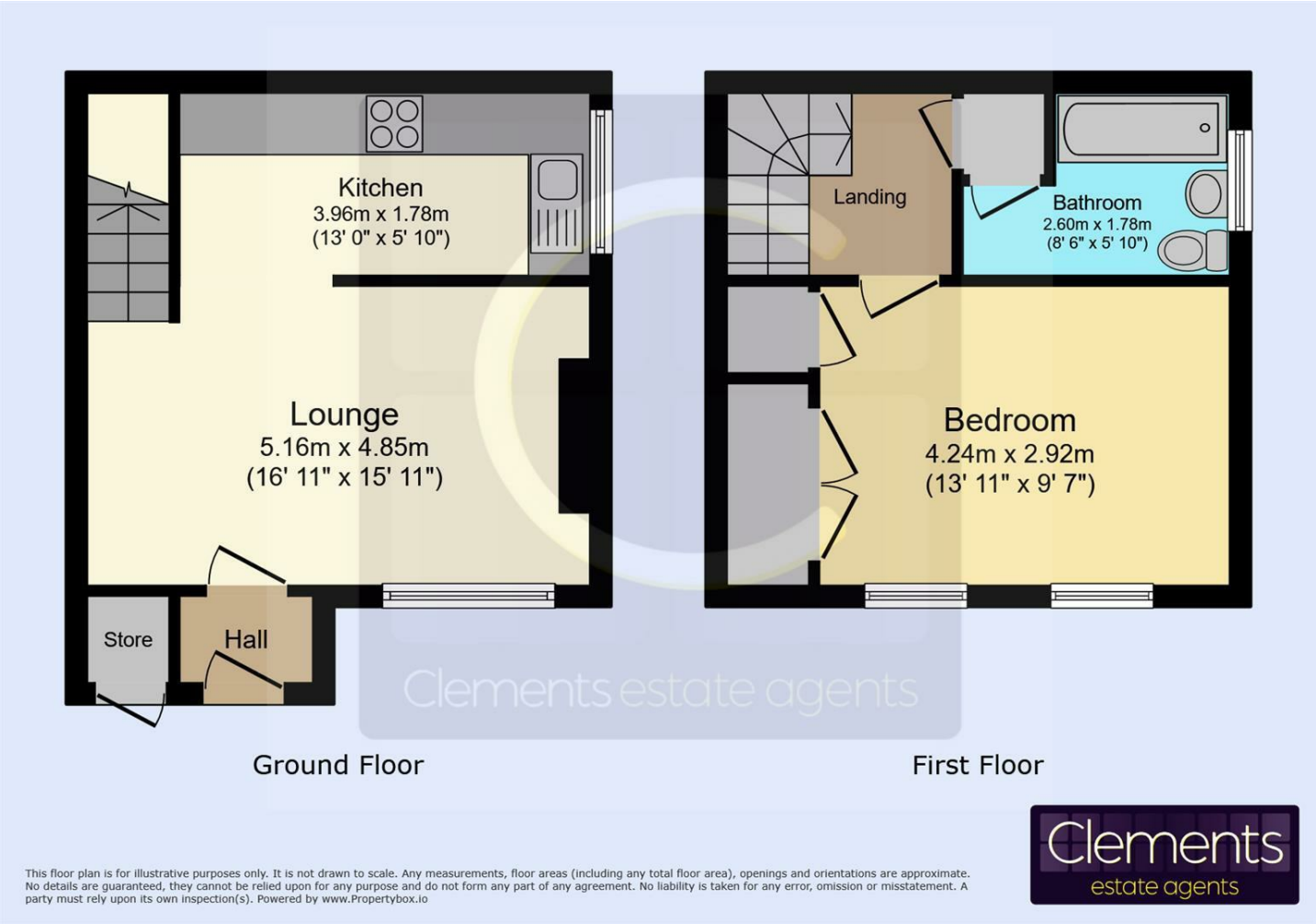
**Communal Garden**

Laid to lawn with flower and shrub borders and separate seating area to side.

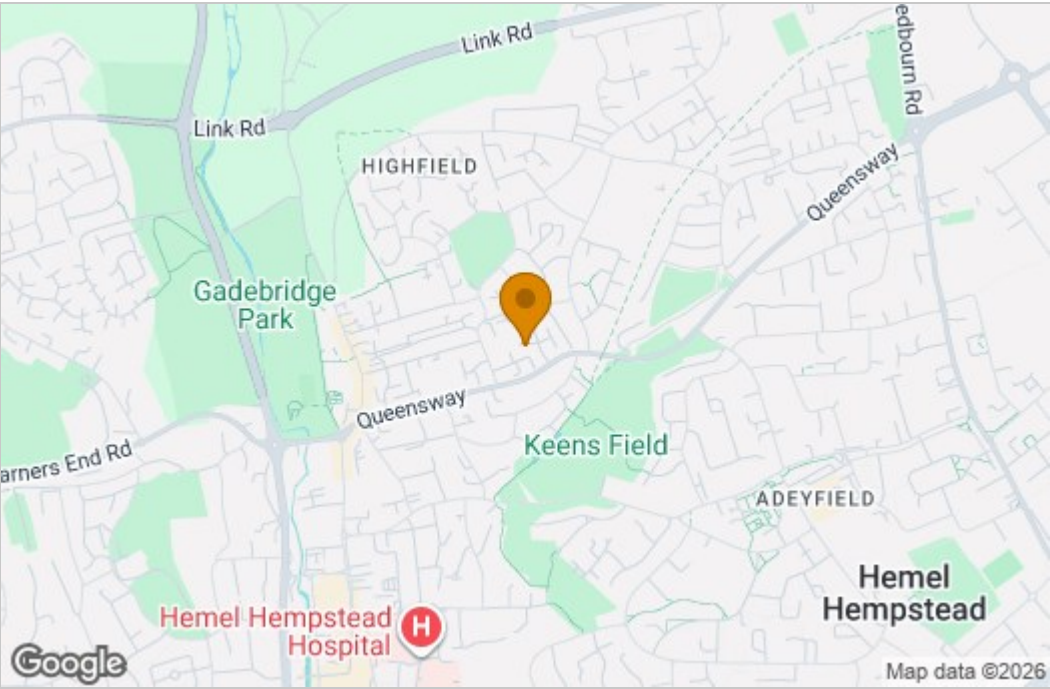
**Two Allocated Parking Spaces**



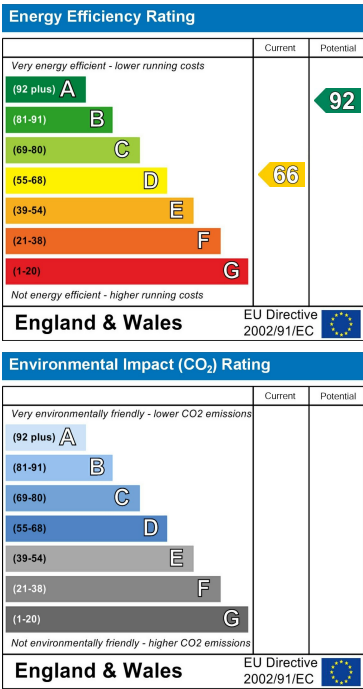
Floor Plan



Area Map



Energy Efficiency Graph



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