



## 23 CATTSDELL

HEMEL HEMPSTEAD, HP2 5SW

£2,300 PER MONTH

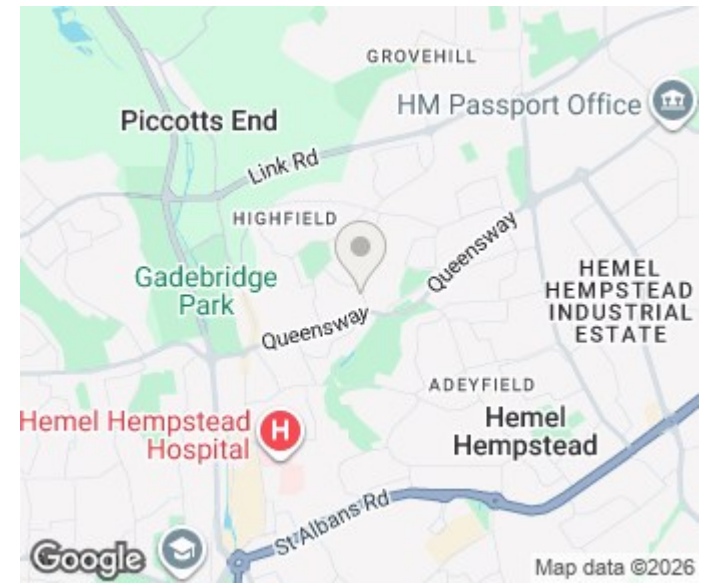
Lloyds Lettings are delighted to present this well-presented three-bedroom semi-detached family home, ideally situated in a sought-after residential area of Hemel Hempstead.


Offering spacious and versatile accommodation throughout, the property comprises a bright and welcoming living room, a modern fitted kitchen with ample cupboard and worktop space, and a contemporary family bathroom.

Upstairs, the property benefits from a generously sized master bedroom complete with built-in storage cupboards, a further well-proportioned double bedroom, and a single bedroom featuring additional built-in storage, making it ideal as a child's room, nursery, dressing room or home office.

Externally, the property boasts a private rear garden with both patio and lawn areas, providing the perfect space for outdoor entertaining, relaxing, or family use. The garden also benefits from a useful storage shed offering additional external





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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