



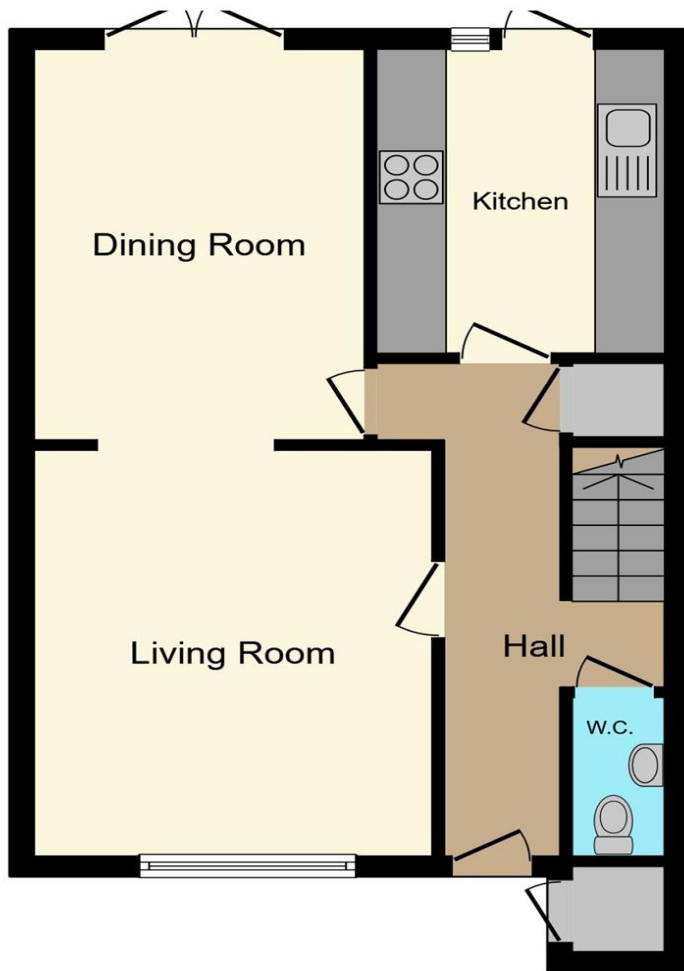
Colonsay, Hemel Hempstead HP3 8TZ

welcome to

Colonsay, Hemel Hempstead

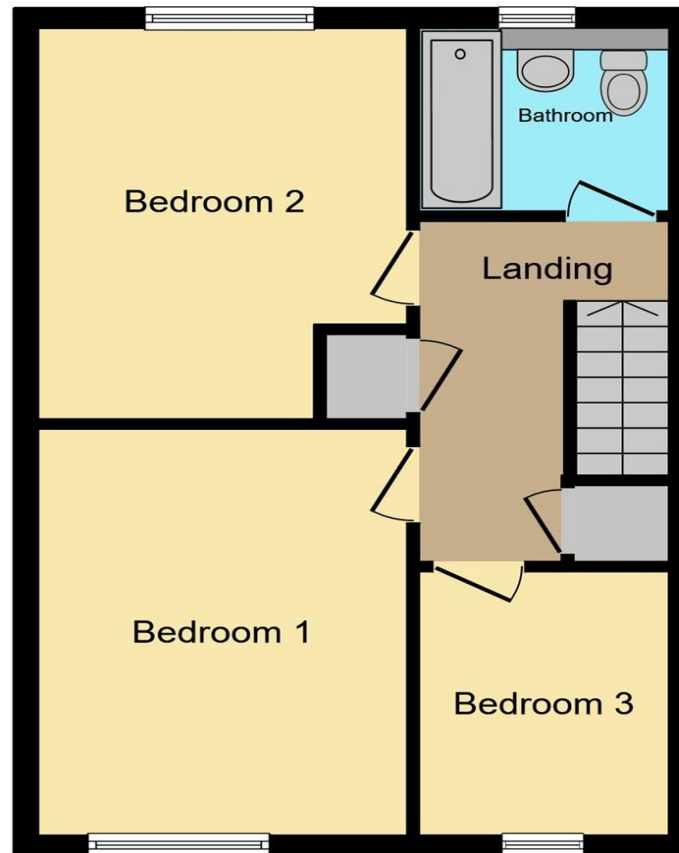
**** NO UPPER CHAIN **** Located in a quiet cul-de-sac in a popular residential area is this well presented three bedroom mid terraced family home. 0.6 miles of Leverstock Green Village Centre with its wide range of local amenities. 0.7 miles of a local primary and secondary school. Give us a call !!





Ground Floor

Floor area 46.3 m² (499 sq.ft.) approx



First Floor

Floor area 45.5 m² (490 sq.ft.) approx

Entrance Hall

Cloakroom

Lounge

13' 11" x 11' 4" (4.24m x 3.45m)

Dining Room

13' x 9' 4" (3.96m x 2.84m)

Kitchen

10' 2" To Max x 7' 8" To Max (3.10m To Max x 2.34m To Max)

Landing

Bedroom One

14' x 10' 8" (4.27m x 3.25m)

Bedroom Two

12' 11" To Max x 11' 1" To Max (3.94m To Max x 3.38m To Max)

Bedroom Three

10' 11" To Max x 6' 6" To Max (3.33m To Max x 1.98m To Max)

Bathroom

Outside

Rear Garden

Parking

Total floor area 91.9 m² (989 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

Colonsay, Hemel Hempstead

- No Upper Chain
- Quiet Cul-De-Sac
- Popular Residential Area
- Three Bedroom Mid Terrace Family Home
- Two Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£400,000



Please note the marker reflects the
postcode not the actual property

view this property online brownandmerry.co.uk/Property/HHD111453



Property Ref:
HHD111453 - 0003

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.

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