



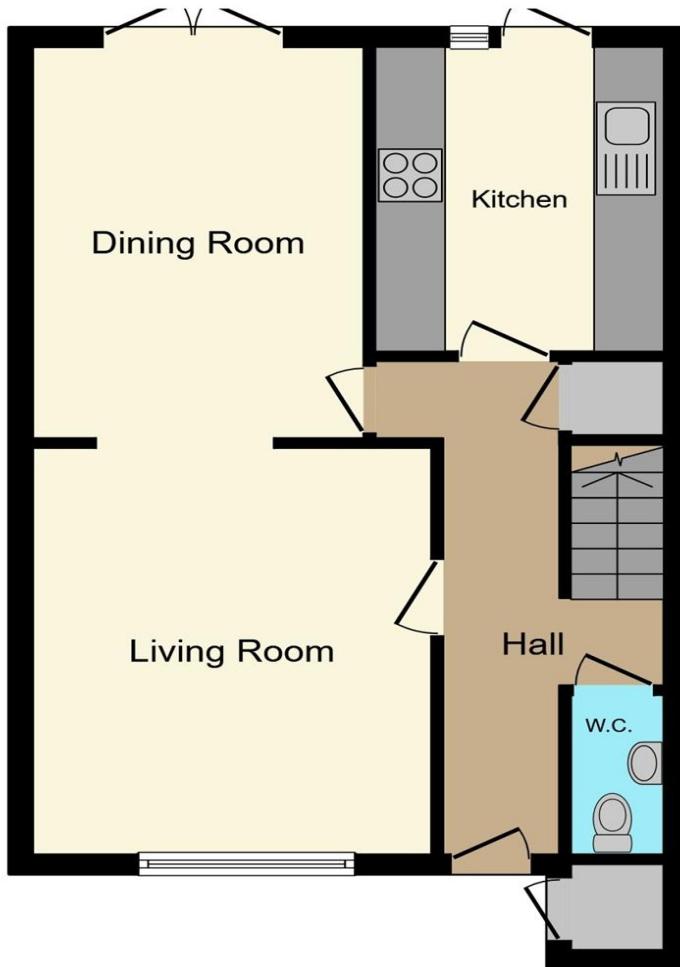
**Colonsay, Hemel Hempstead HP3 8TZ**

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 !!



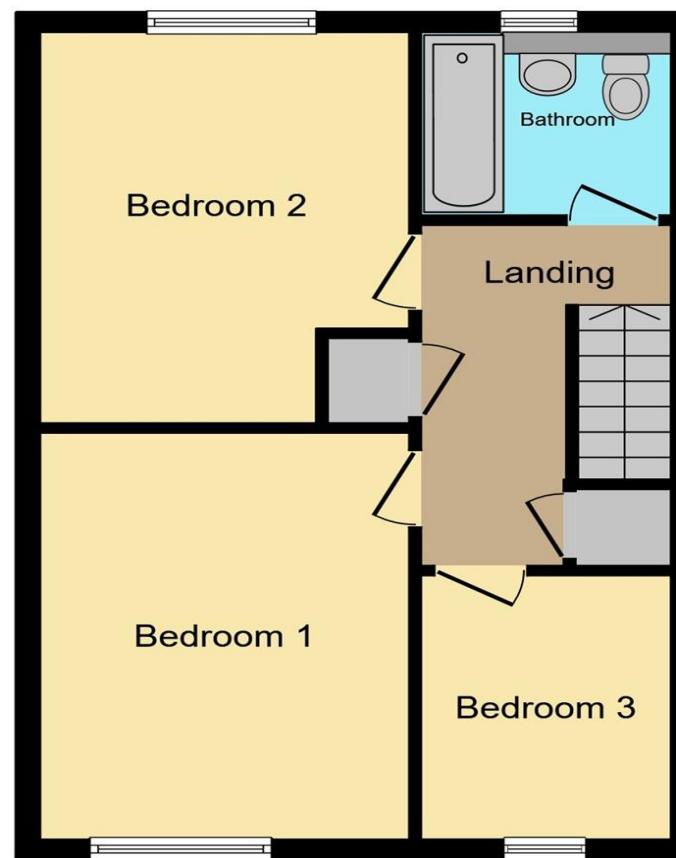


### Ground Floor

Floor area 46.3 m<sup>2</sup> (499 sq.ft.) approx

Total floor area 91.9 m<sup>2</sup> (989 sq.ft.) approx

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



### First Floor

Floor area 45.5 m<sup>2</sup> (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

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**



view this property online [brownandmerry.co.uk/Property/HHD111453](http://brownandmerry.co.uk/Property/HHD111453)

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Property Ref:  
HHD111453 - 0003



**01442 232400**



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,  
Hertfordshire, HP1 1LE



**brownandmerry.co.uk**