



Pescot Hill
Hemel Hempstead

Connells

Pescot Hill Hemel Hempstead HP1 3HB

for sale
£400,000



Property Description

Connells are pleased to present this three-bedroom mid-terraced family home, offered to the market with NO UPPER CHAIN and occupying a popular residential position in Hemel Hempstead. Requiring modernisation and refurbishment throughout, the property offers fantastic potential for buyers looking to create their ideal home, with further scope to extend (STPP).

The accommodation comprises an entrance hall leading to a sizeable reception room, providing a bright and versatile living space, alongside a spacious fitted kitchen/dining room with ample room for family dining and entertaining. To the first floor are three well-proportioned bedrooms and a family shower room, offering excellent space for growing families.

Externally, the property benefits from off-street driveway parking to the front, while the mature rear garden provides a generous outdoor space with plenty of potential for landscaping and family enjoyment.

The property is conveniently situated within easy reach of local shops, schools and everyday amenities, while Hemel Hempstead town centre, The Marlowes Shopping Centre and Riverside retail facilities are all nearby. Excellent transport links include access to the M1 and M25 motorways, with Hemel Hempstead mainline station offering fast and

frequent services into London Euston, making it an attractive location for commuters.

This is an excellent opportunity to acquire a property with significant potential in a well-established residential area.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

Kitchen

Lobby / Store

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

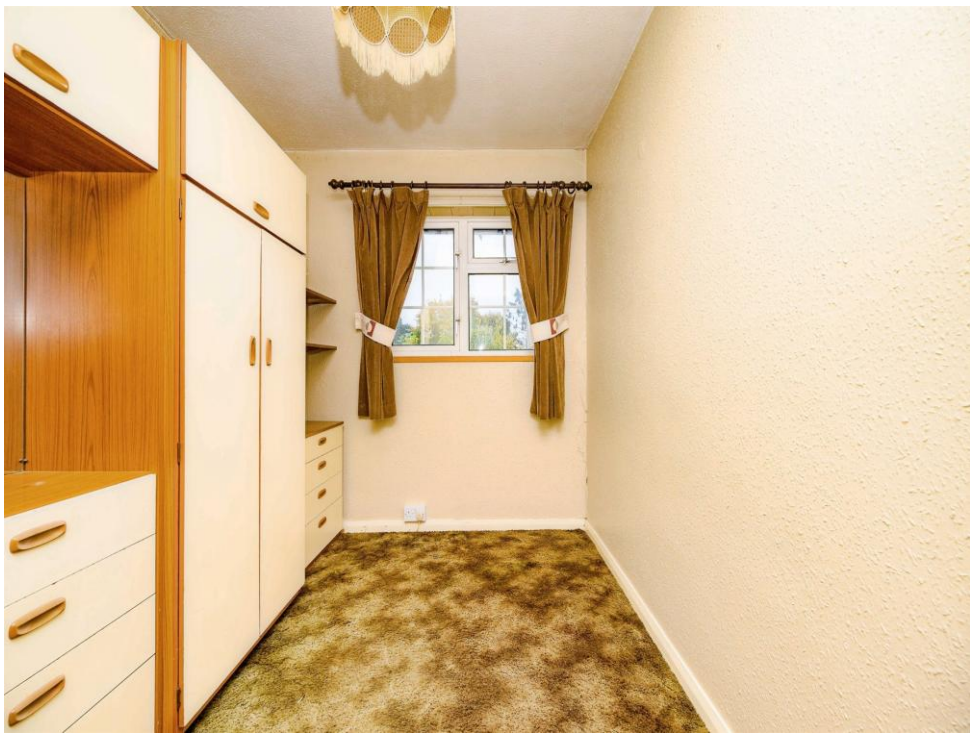
Shower Room

Outside

Front Garden

Rear Garden









Total floor area 79.5 m² (856 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.propertybox.io



To view this property please contact Connells on

T 01442 216 633
E hemel Hempstead@connells.co.uk

45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HEM312578



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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