

Mulburries



Briery Way, Hemel Hempstead, HP2 7AW

Guide price £250,000



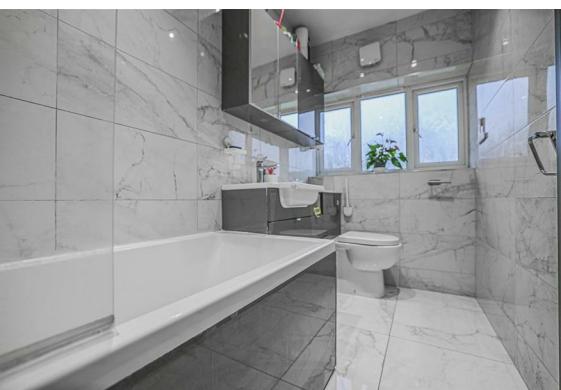
Briery Way, Hemel Hempstead, HP2 7AW

- Top Floor Flat
- Private Balcony
- Two Double Bedrooms
- Newly Fitted Kitchen
- Secure Communal Garden
- Council Tax Band B
- Modern Fitted Bathroom
- Two Spacious External Storage Sheds

Welcome to this charming top floor flat located on Briery Way in the desirable area of Hemel Hempstead. Spanning an impressive 669 square feet, this property boasts a spacious layout that is perfect for modern living.

The flat features a comfortable reception room and dining space, ideal for relaxing or entertaining guests with a private balcony overlooking green space. The kitchen is newly fitted has ample storage and counter top space. With two well-proportioned bedrooms, there is ample space for a small family or professionals seeking a home office. The bathroom was installed in 2021 and adds a touch of luxury and convenience, ensuring that your





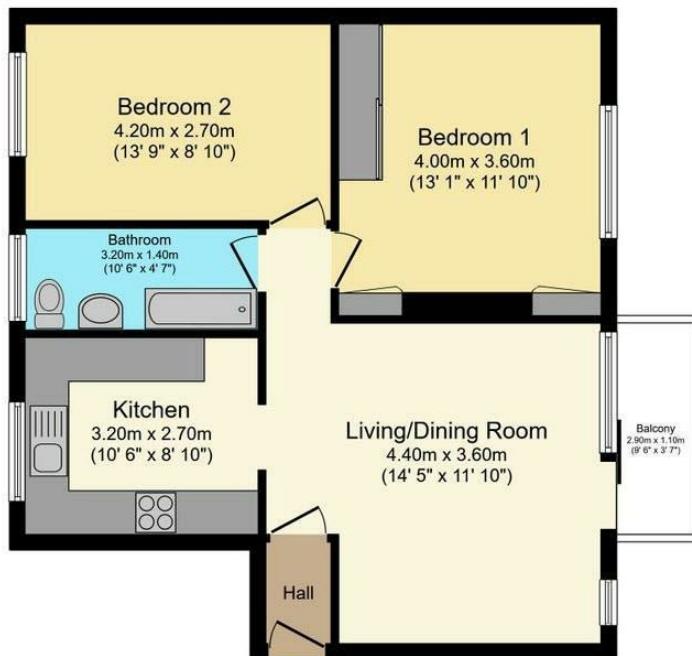
daily routines are both comfortable and enjoyable.

One of the standout features of this property is the secured communal gardens, providing a safe and inviting space for children to play and for residents to unwind. The low service charge further enhances the appeal of this flat, making it an excellent choice for those looking for a cost-effective living solution without compromising on quality.

Situated in a friendly neighbourhood, this flat offers easy access to local amenities, schools, and transport links, making it an ideal location for both families and commuters. At the end of the road, there is a large outdoor space, which is home to kids playing sports and dog walkers and there is playground too for the youngsters!

This property presents a wonderful opportunity to own a delightful home in a sought-after area. Don't miss your chance to view this lovely flat and experience all it has to offer.

Floor Plan

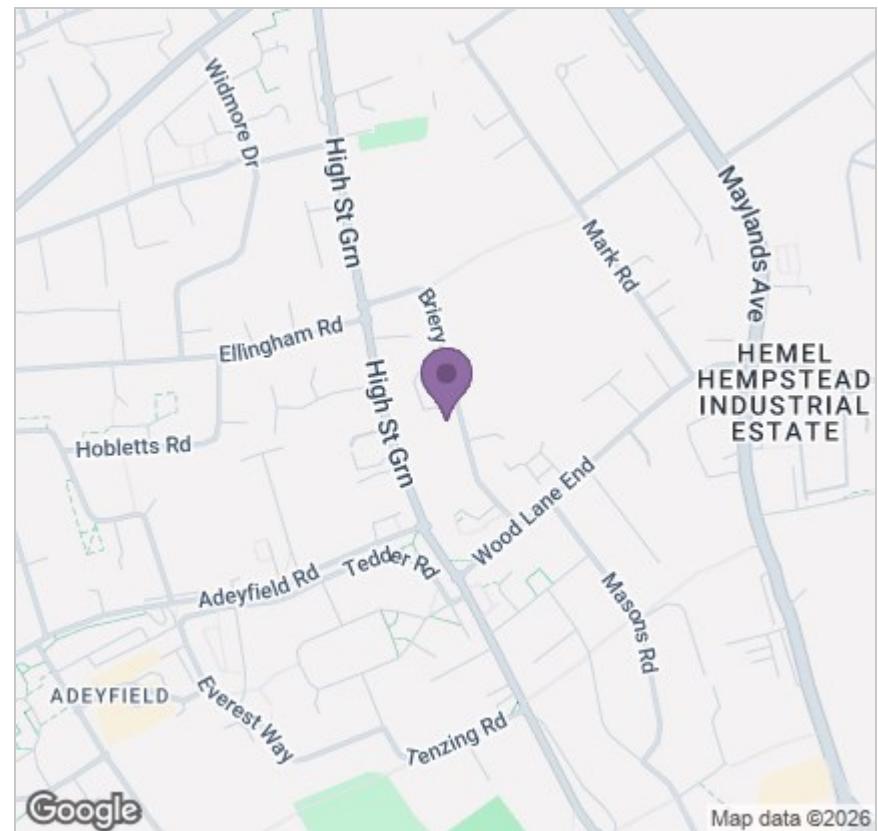


Total floor area 62.2 sq.m. (669 sq.ft.) approx

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).

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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