



## Pescot Hill, Hemel Hempstead, HP1 3HA

### Price £425,000

Nestled in the desirable area of Pescot Hill, Gadebridge, this well-presented terraced house offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The house features two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The lounge and dining room are designed to create a warm and welcoming atmosphere, perfect for both quiet evenings and lively gatherings. The property benefits from gas central heating and double glazing, ensuring a cosy environment throughout the year while also promoting energy efficiency as well as a downstairs cloakroom for added convenience.

Situated in a sought-after location, this home is close to local amenities, schools, and parks, making it an excellent choice for those who value community and accessibility. Whether you are a first-time buyer or looking to invest, this terraced house presents a wonderful opportunity to enjoy comfortable living in a charming neighbourhood. Don't miss the chance to make this delightful property your new home.

**Entrance Hall**



**Fitted Kitchen 10'6 x 9'9 (3.20m x 2.97m)**



**Lounge 14'3 x 11'10 (4.34m x 3.61m)**



**Cloakroom**

**Landing**



**Dining Room 8'4 x 7'6 (2.54m x 2.29m)**



**Bedroom One 12'12 to robes x 12'3 (3.66m to robes x 3.73m)**



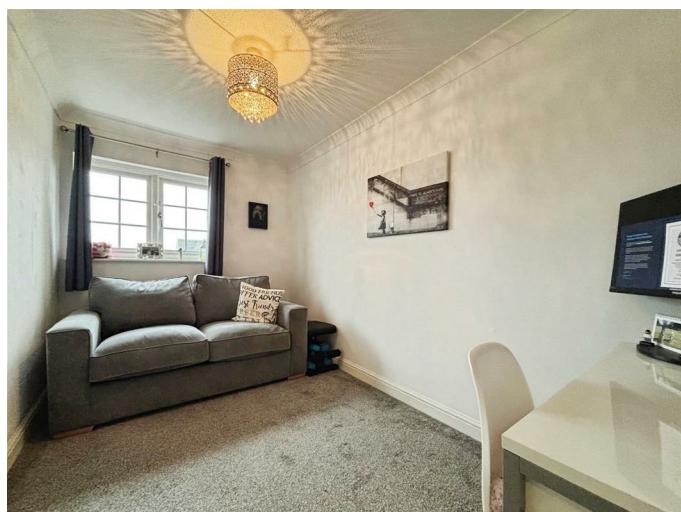
**Bedroom Two 14'5 x 8'1 (4.39m x 2.46m)**



**Front Garden**



**Bedroom Three 11'9 x 7'0 (3.58m x 2.13m)**



**Rear Garden**



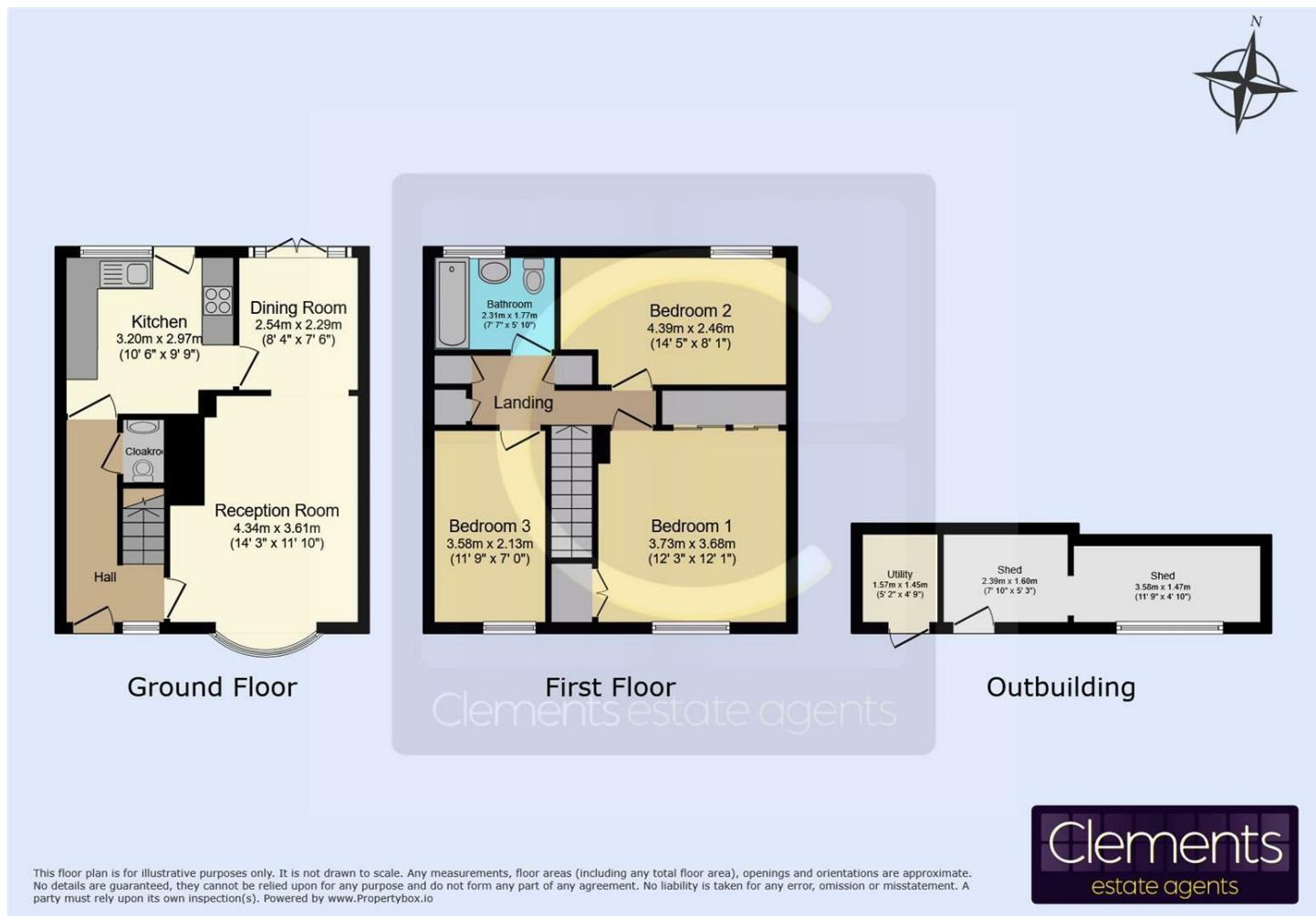
**Bathroom**



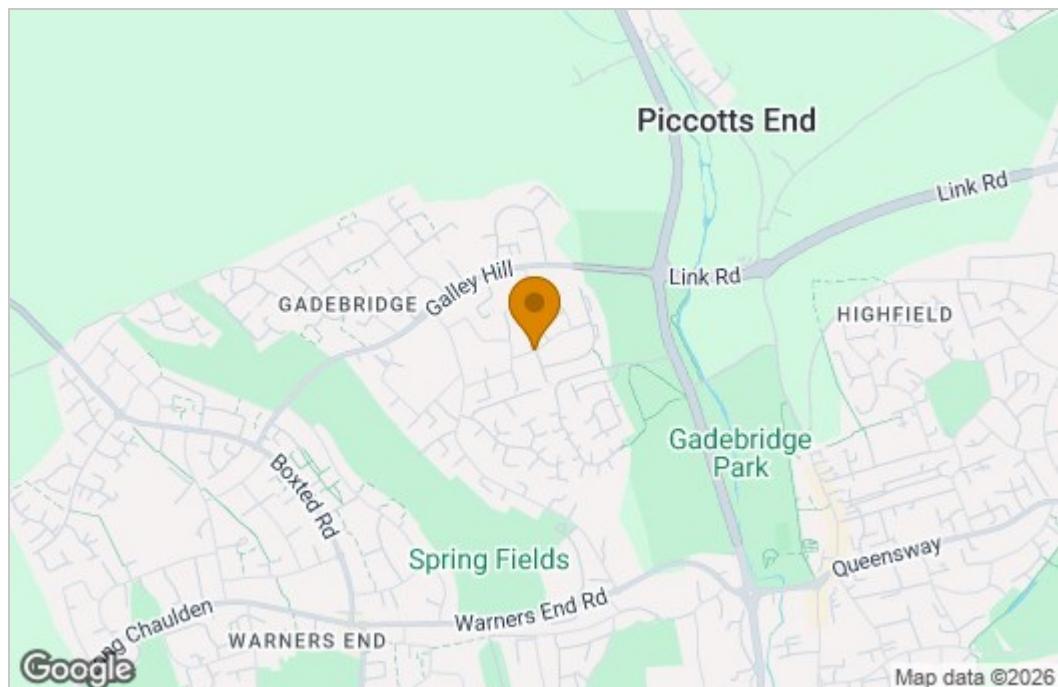
**Utility Cupboard**

**Two Sheds**

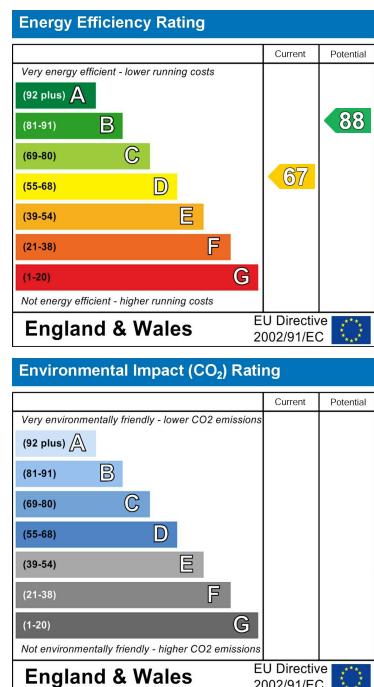
## Floor Plan



## Area Map



## Energy Efficiency Graph



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