



Oakhill Close, Hemel Hempstead HP2 4FZ

welcome to

Oakhill Close, Hemel Hempstead

Located in the sought after area of Leverstock Green and situated in a private road in the new development of Oakhill Close is this beautifully presented three bedroom link detached family home.





Ground Floor



First Floor

Total floor area 122.1 m² (1,314 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.focalagent.com

Entrance Hall

Cloakroom

Lounge

19' 7" Into Bay x 12' 3" To Max (5.97m Into Bay x 3.73m To Max)

Kitchen

25' 9" To Max x 11' 6" To Max (7.85m To Max x 3.51m To Max)

Gym Area / Study

9' 4" x 8' 11" (2.84m x 2.72m)

Landing

Bedroom One

11' 2" Plus Recess x 9' 11" To Wardrobe (3.40m Plus Recess x 3.02m To Wardrobe)

En-Suite

Bedroom Two

10' 5" To Max x 8' To Max (3.17m To Max x 2.44m To Max)

Bedroom Three

8' 4" Plus Recess x 7' To Walk In Storage (2.54m Plus Recess x 2.13m To Walk In Storage)

Bathroom

Outside

Rear Garden

Parking

welcome to

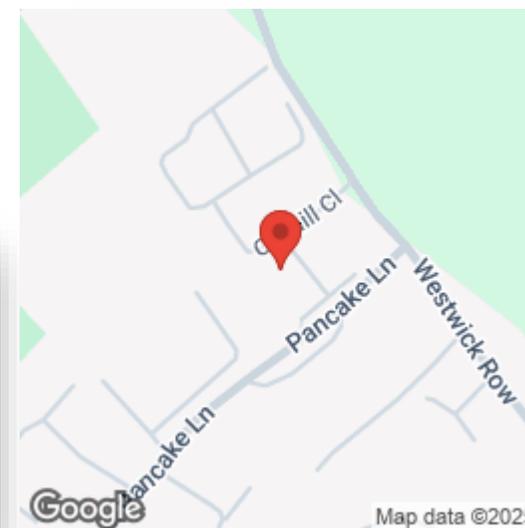
Oakhill Close, Hemel Hempstead

- No Upper Chain
- Sought After Residential Area
- Located In A Private Road In The New Oakhill Close Development
- Three Bedroom Link Detached Family Home With A Large Purpose Built Storage Area
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£675,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD111417](https://www.brownandmerry.co.uk/Property/HHD111417)



Property Ref:
HHD111417 - 0006

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.


brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)