

Mountfield Road, Hemel
Hempstead, Hertfordshire, HP2

**Offers in the region of:
£580,000**

Tenure: Freehold



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Council Tax Band: E
EPC Rating: C
Local Authority: Dacorum Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

** FABULOUS EXTENDED 1930'S SEMI, SITUATED IN A PRIVATE ROAD, CLOSE TO TOWN ** This brilliant family home features great size accommodation, including a 24ft through lounge, fitted kitchen, dining area, utility room, cloakroom, en-suite shower, family bathroom, south facing garden and a whole lot more. Call us now to find out the full specification.
EPC Grade C

Location
Mountfield Road is a lovely quiet private road, just off Midland Road at the edge of the Old Town. From here you are within close walking distance of Hemel Town Centre and the Historic Old High Street. The local area also benefits from good transport links and schooling nearby.

Entrance Hall
Stairs to 1st floor, under stairs storage cupboard, doorway to

Through Lounge
24' (7.32) x 12'8" (3.86) to max into alcoves
With doors to garden

Kitchen
16'7" x 7'3" (5.05m x 2.2m)
With a wide range of units, space for range cooker with fitted filter hood over

Dining Area
13'4" x 6'4" (4.06m x 1.93m)
With doors to garden and access to

Utility Room
8'6" x 6'5" (2.6m x 1.96m)
With space for appliances and access to

garage
Cloakroom
6'3" x 3'10" (1.9m x 1.17m)
With sink, wc and wall mounted boiler

Play Room/Garage
15'4" x 12'6" (4.67m x 3.8m)
A decorated space that serves many purposes, also features double doors which retain the original up and over door to the front to provide full access for a car.

Landing
Access to part boarded loft, doors to

Bedroom One
14'5" to max x 8'7" (4.4m to max x 2.62m)
Dual aspect, open to

En-suite
8'6" x 6'5" (2.6m x 1.96m)
With large shower cubicle, sink and wc

Bedroom Two
13'10" (4.22) to max x 11'8" (3.56) into alcoves

Bedroom Three
11'8" x 10'2" (3.56m x 3.1m)
Fitted wardrobes

Bedroom Four
7'7" x 7'8" (2.3m x 2.34m)

Bathroom
6'9" x 6'5" (2.06m x 1.96m)
Modern tiled bathroom with wc, sink and bath with shower over

Rear Garden
South facing, features patio leading to mature lawn, mature trees, shrubs and corner summer house to rear.

Parking/driveway

Large paved frontage with parking for several cars

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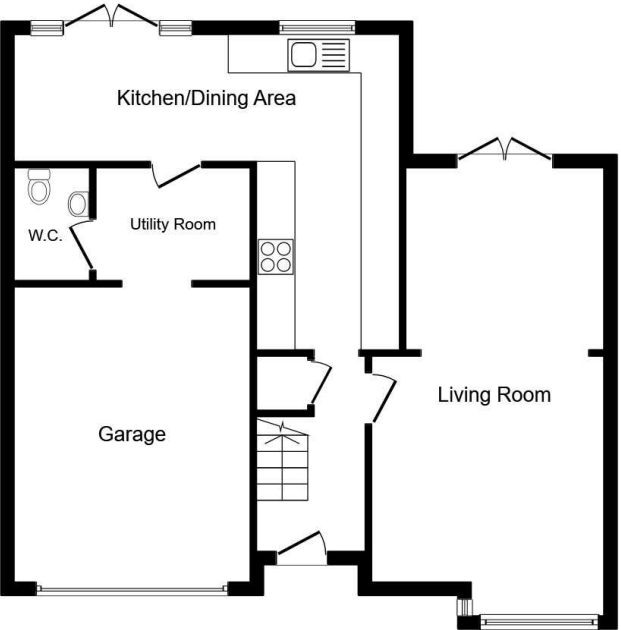
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

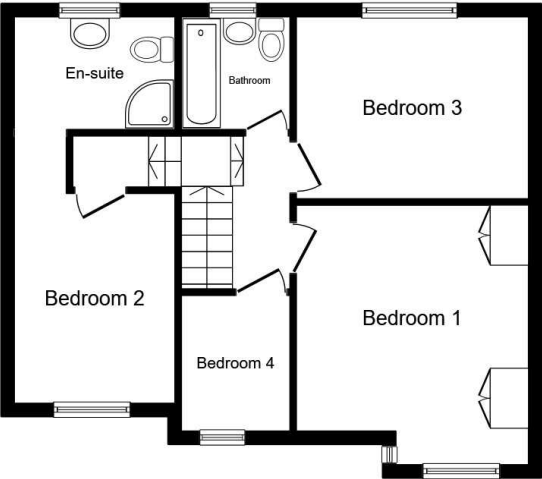
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 125.0 sq. m. (1,345 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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