

Mulburries



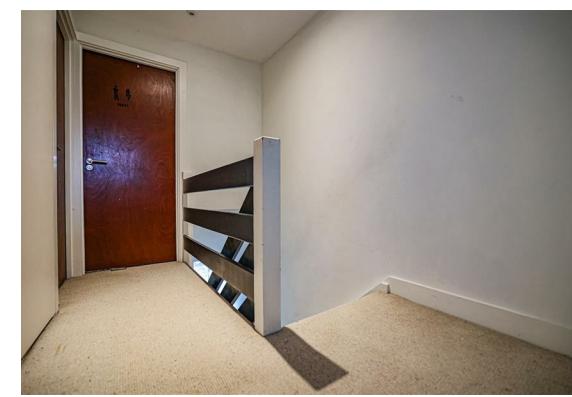
Westerdale, Hemel Hempstead, HP2 5TX

Guide price £315,000



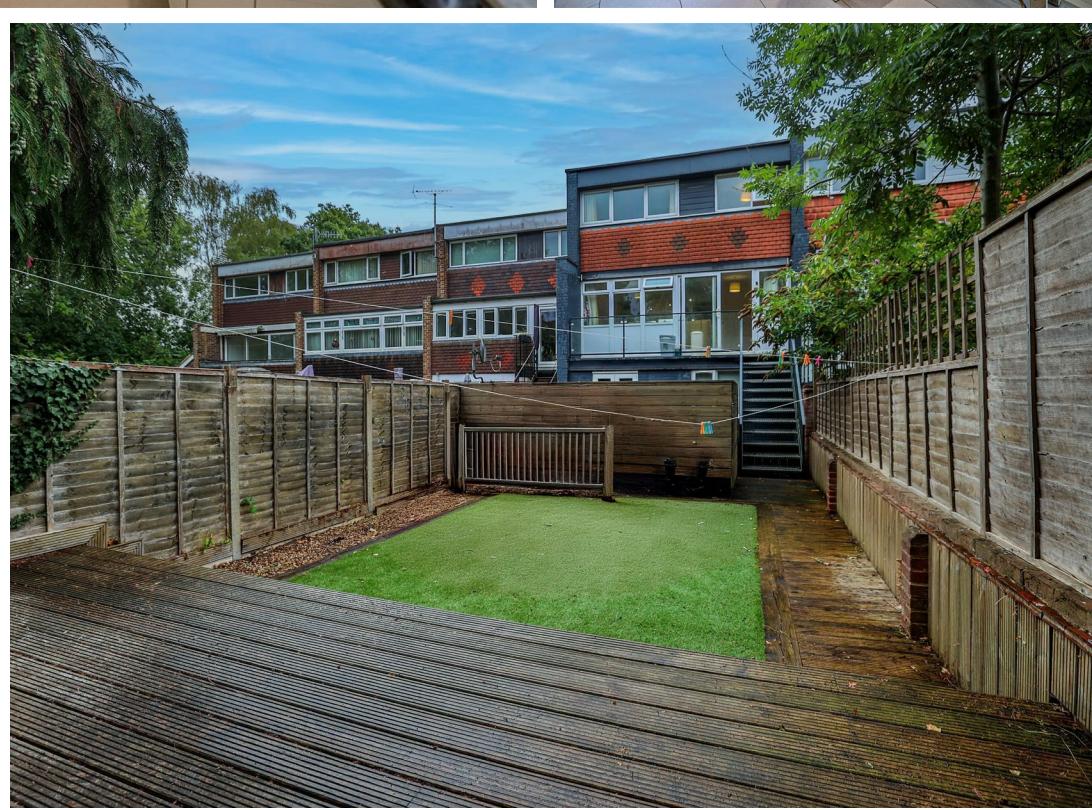
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- THREE DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- PRIVATE LOW MAINTENANCE GARDEN WITH DIRECT ACCESS
- OFF STREET PARKING X 1
- BALCONY
- CHAIN FREE
- DUPLEX APARTMENT



Nestled in the charming area of Westerdale, Hemel Hempstead, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 872 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned three bedrooms provide ample space for family living or accommodating visitors.

Constructed in 1970, this home has been thoughtfully designed to meet modern needs while retaining its character. The property features a



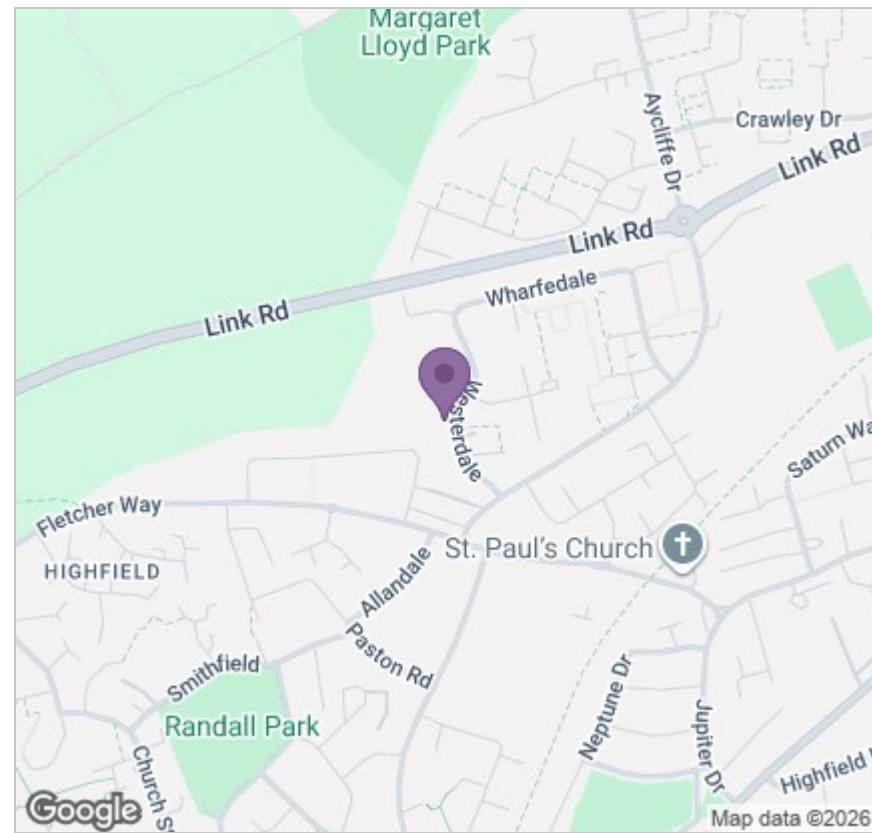
well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this residence is the private, low-maintenance garden, which can be accessed via steps from the balcony. This outdoor space is perfect for enjoying sunny afternoons or hosting barbecues with friends and family.

Additionally, the property is offered with no upper chain, making it an attractive option for those looking to move in without delay. Whether you are a first-time buyer or seeking a family home, this property in Westerdale presents an excellent opportunity to enjoy a peaceful lifestyle in a well-connected area. With its spacious layout and convenient amenities, this house is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely home your own.

Floor Plan



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 | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 73 | |
| 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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