



## 11 Farm End , Hemel Hempstead, HP2 4ZA

Sitting in the quiet corner of Leverstock Green with stunning countryside surroundings, Mulburries are proud to welcome this gem of a house onto the market.

Set within a development of less than 10 years in age, these stunning properties have obvious kerb appeal and unlike many other developments, the houses all showcase their own personalities, which is what makes them so appealing.

This home extenuates everything great about a modern home, offering a large reception space and a kitchen/diner large enough for entertainment. Also offering a separate utility space and spacious bedrooms, with stunning decor throughout, this house is very much in trend, versatile and offers outside space to the rear without being too sizeable to manage. The Car port to the side offers covered off street parking and street parking for guests is aplenty.

Offers in excess of £575,000

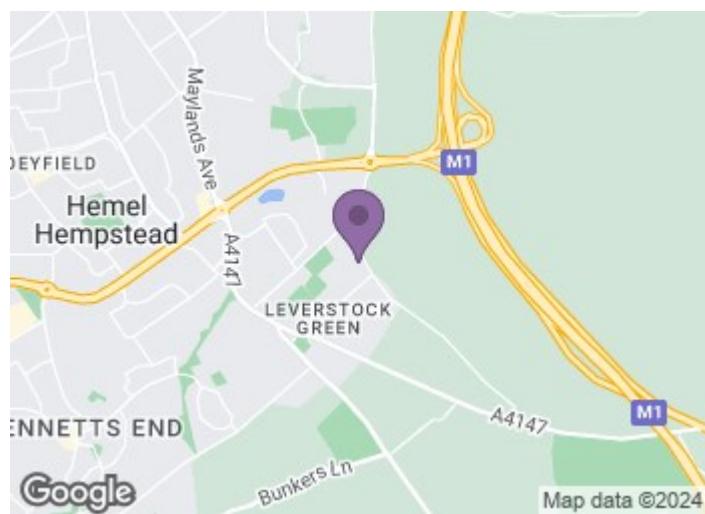


# 11 Farm End

, Hemel Hempstead, HP2 4ZA



- Three Bedroom Detached House



[Directions](#)

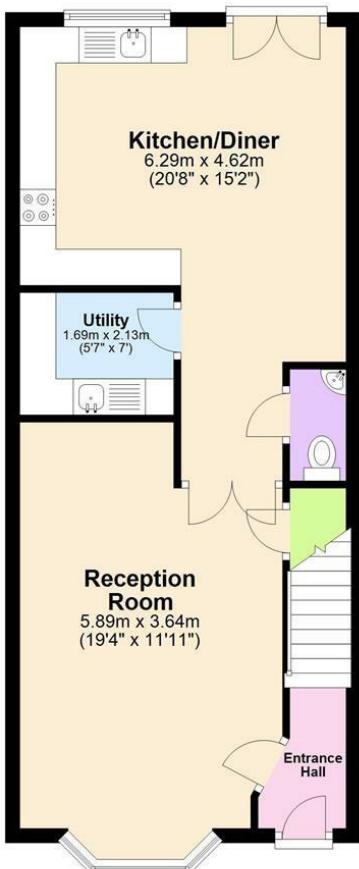




## Floor Plan

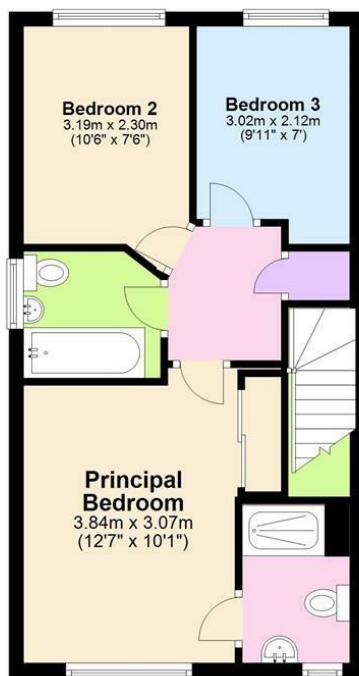
### Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



### First Floor

Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 94.9 sq. metres (1021.4 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.

Plan produced using PlanUp.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84	86
(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		EU Directive 2002/91/EC	