



## Valley Green, Hemel Hempstead, HP2 7RF

### **£220,000**

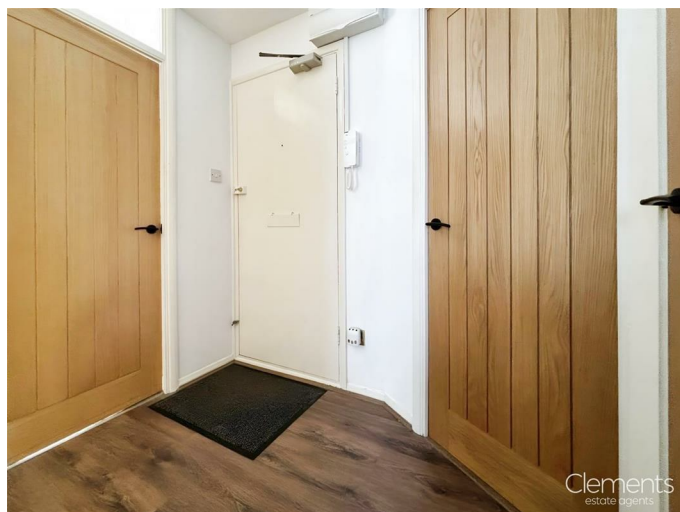
Offered with a NEWLY EXTENDED LEASE is this purpose built first floor flat situated in this cul de sac in Woodhall Farm. Boasting two bedrooms, 15'7 twin aspect living room, fitted kitchen, double glazing and residents parking. Located within easy reach of the local shops including a Sainsburys, Maylands Trading Estate and the M1, M25 and A41 road links.



### **Communal Hallway**

Stairs to all floors and secure entryphone system.

### **Entrance Hall**



Door to front, entryphone, wood flooring and airing cupboard.

### **Living Room 15,8 x 11'3 (4.57m,2.44m x 3.43m)**



Feature double glazed bay window, double glazed window, TV point, dado rail and wall mounted electric heater.

### **Kitchen 8'6 x 8'6 (2.59m x 2.59m)**



Modern fitted kitchen comprising wall and base units with work surfaces to compliment, stainless steel sink with drainer, part tiled, plumbing for washing machine, electric cooker point and cooker hood over, pantry and double glazed window.

### **Bedroom One 12'9 x 11'4 plus door recess (3.89m x 3.45m plus door recess)**



Double glazed window, and wall mounted electric heater.

### **Bedroom Two 8'8 x 7'5 (2.64m x 2.26m)**



Double glazed window and wall mounted electric heater.

### **Shower Room**



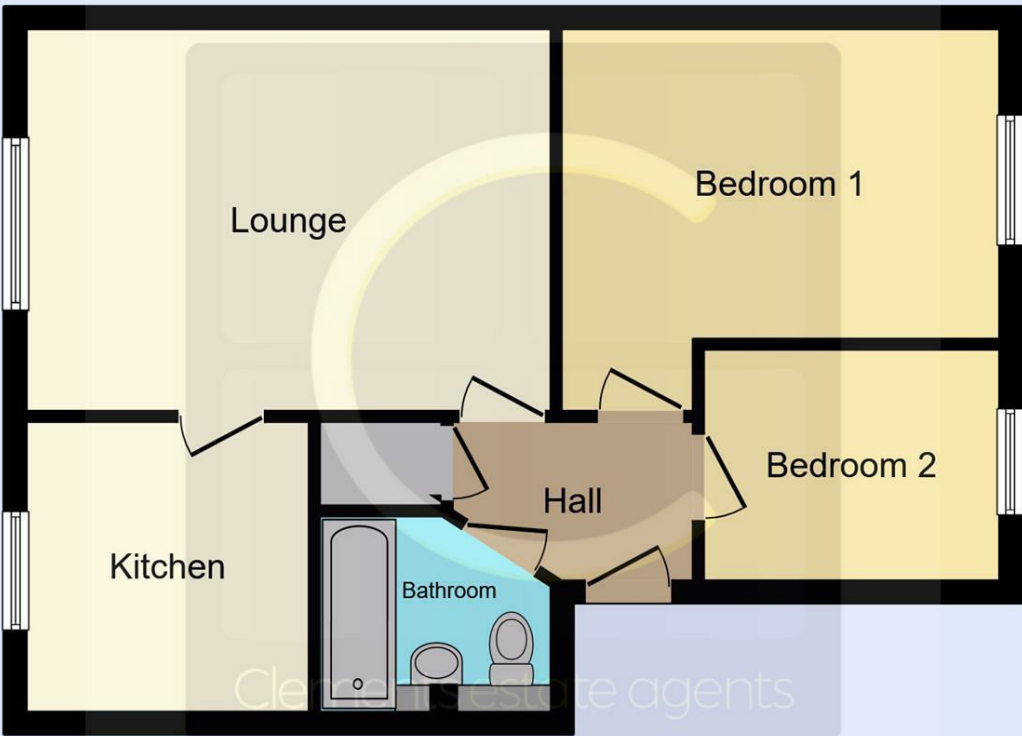
Shower cubicle, wash hand basin with vanity unit, low level wc, extractor fan, part tiled walls and tiled floor.

### **Residents Parking**

### **Communal Garden**

Laid to lawn with drying areas.

Floor Plan



Floor Plan

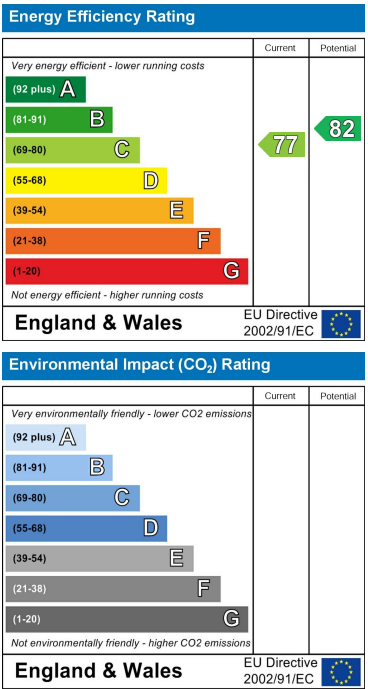
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



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