



## Northend, Hemel Hempstead, HP3 8TW

### Offers In Excess Of £265,000

Situated in Northend, this delightful spacious top floor purpose-built flat offers a perfect blend of comfort and modern living. With two well-proportioned double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

As you enter, you are welcomed by an impressive 27'4 living room with integrated TV and fireplace with LED lights, which provides ample space and atmosphere for relaxation and entertaining. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere. The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals and entertain guests.

The flat also boasts a stylish bathroom, designed with both functionality and aesthetics in mind. With gas central heating and double glazing throughout, you can enjoy a cosy environment all year round, ensuring comfort during the colder months.

This property is not only a wonderful home but also benefits from its convenient location. Northend offers a friendly community feel while being close to local amenities, parks, and transport links, making it easy to explore the wider Hemel Hempstead area and beyond.

## Communal Hallway

### Entrance Hall

**Lounge 27'4 max x 10'10 max (8.33m max x 3.30m max)**



**Modern Fitted Kitchen 11'6 x 7'7 (3.51m x 2.31m)**



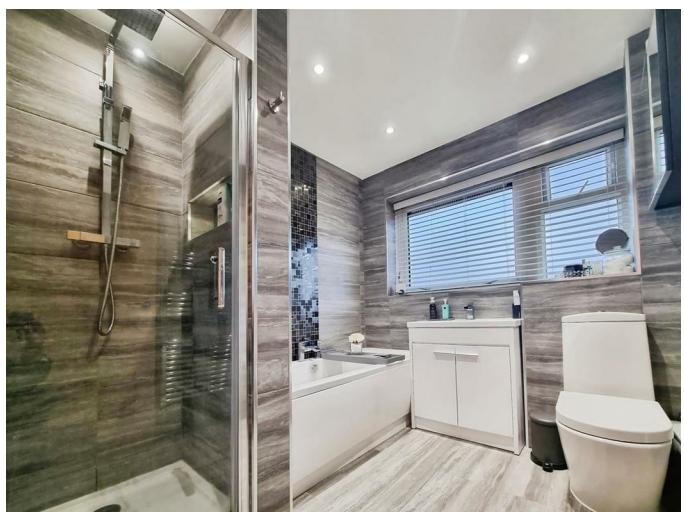
**Bedroom One 12'5 x 9'7 (3.78m x 2.92m)**



**Bedroom Two 12'6 x 8'7 (3.81m x 2.62m)**



**Bathroom**



## Floor Plan

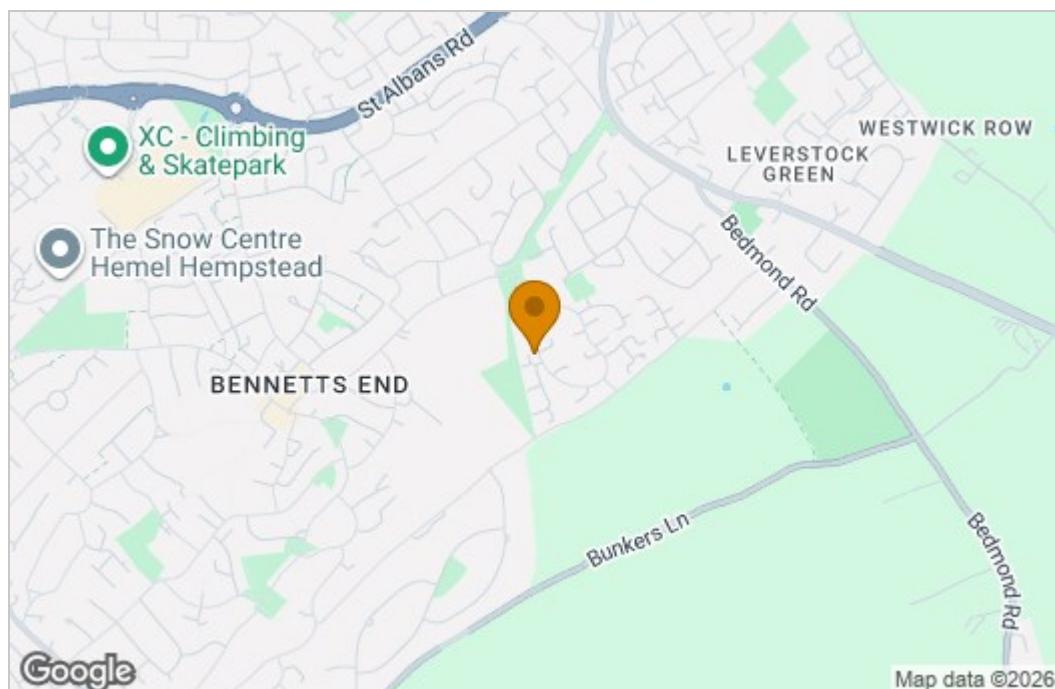


Floor Plan

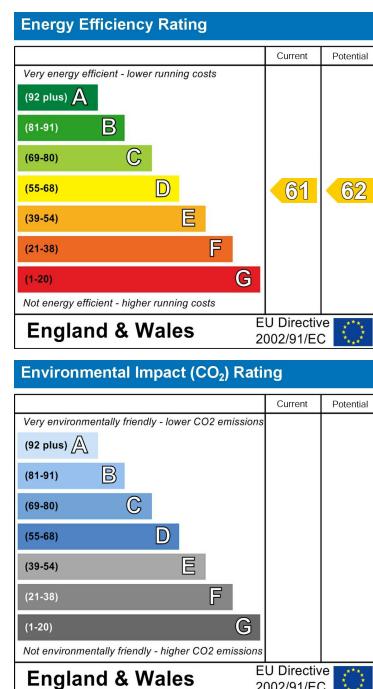
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



## Area Map



## Energy Efficiency Graph



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