# Maynard Road, Hemel Hempstead, HP2 4TR

## £240,000

An impressive two bedroom ground floor maisonette which benefits an excellent range of features including double glazing, gas central heating, well kept communal gardens, off street parking and a sought after residential location close to the Town centre with its many shops and amenities.

**Entrance Hall**
Double glazed door, doors leading to bathroom, 2nd bedroom and lounge/kitchen, cupboard housing combination boiler and fuse box and laminate wood flooring.

**Open Plan Lounge/Kitchen 22'5" x 9'6" (6.83 x 2.9)**
Open plan room with lounge area, double glazed double doors leading onto communal lawns, kitchen area with a range of eye and base level units, complementary rolltop work surfaces, matching upstands and mosaic splashbacks, inset stainless steel sink unit, fitted gas hob with extractor over, space for fridge/freezer, integral washer/dryer, recessed spotlights, two radiators and laminate wood flooring. Door to:

**Bedroom One 10'11" x 10'7" (3.33 x 3.23)**
Double glazed window and radiator.

**Bedroom Two 9'8" x 6'5" (2.95 x 1.96)**
Double glazed window and radiator.

**Bathroom**
Comprising bath with shower over, pedestal hand wash basin and WC, splashback tiling, tiled flooring, heated towel rail, extractor, frosted double glazed window.
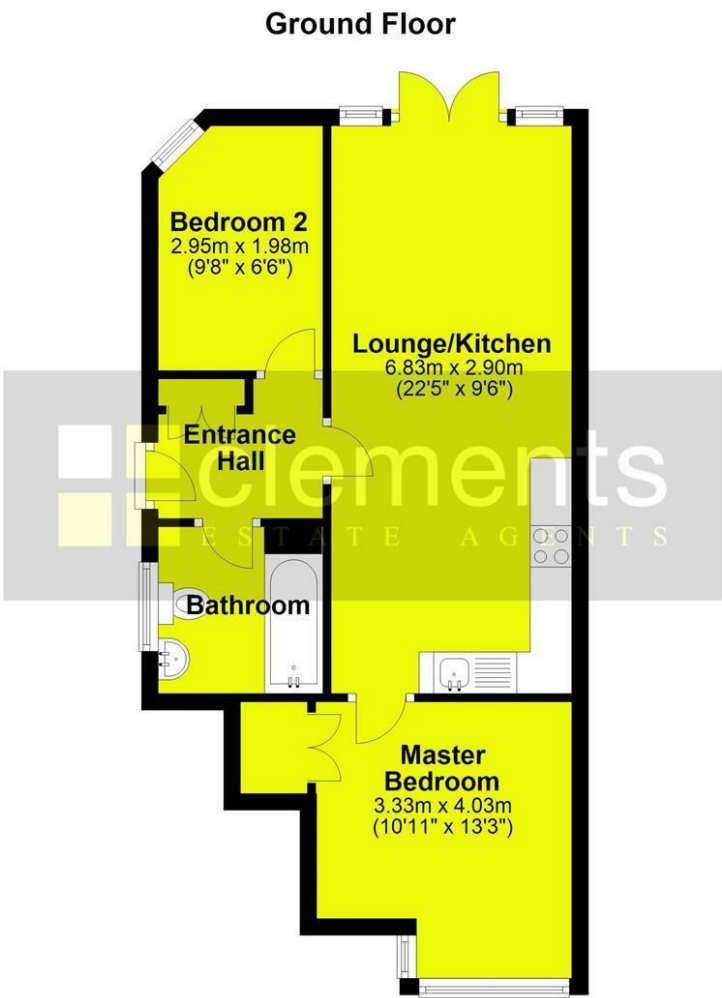
**Communal Gardens**



The property offers communal landscaped gardens to the rear, which are tiered over three levels with well kept lawns, plant borders and retaining sleepers.
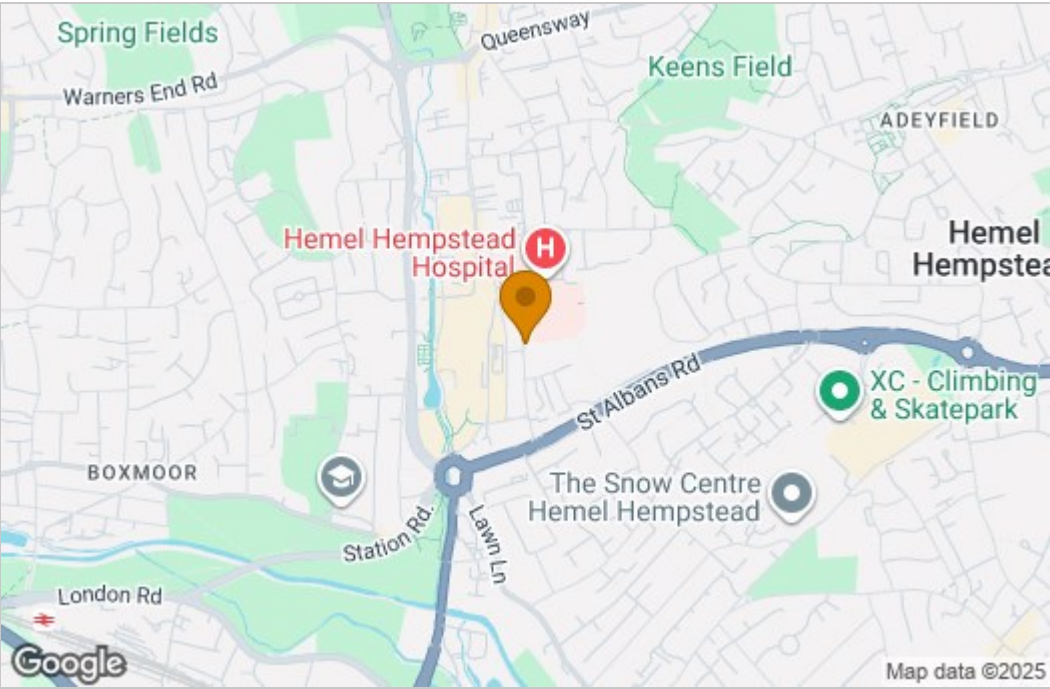
**Off Road Parking**
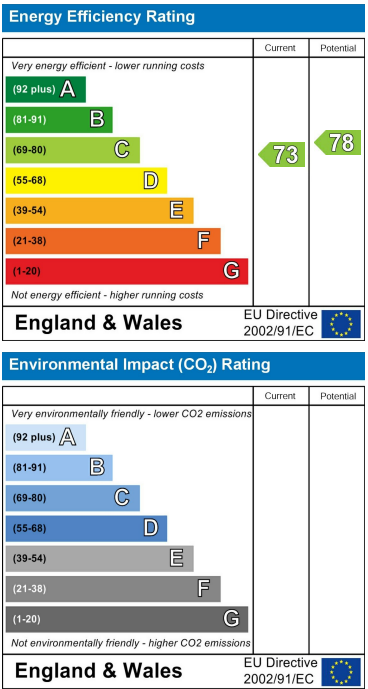One allocated parking space.

# Floor Plan

## Ground Floor

**Bedroom 2**
2.95m x 1.98m
(9'8" x 6'6")

**Lounge/Kitchen**
6.83m x 2.90m
(22'5" x 9'6")

**Entrance Hall**

**Bathroom**

**Master Bedroom**
3.33m x 4.03m
(10'11" x 13'3")

## 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 | | | 78 |
| (55-68) D | | 73 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

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**Environmental Impact ($CO_2$) Rating**

| | | Current | Potential |
|---|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO2 emissions | | | |

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