



## Marchmont Green, Hemel Hempstead, HP2 5BB

### Offers In Excess Of £190,000

Clements are delighted to market this one bedroom first floor flat in Highfield. Recently decorated and well presented throughout this CHAIN FREE property is ideally situated close to local amenities and boasts good room sizes to include: large living room with balcony, double bedroom, ample storage, separate kitchen and bathroom. Call to book your viewing.



### Communal Entrance



Communal entrance to stairwell, property is on the first floor, two storage cupboards.

### Entrance Hallway

Wood laminate flooring, radiator, wall mounted telephone intercom system, storage cupboard, loft access.

### Living Room 19'1 x 10'4 (5.82m x 3.15m)



Double glazed window, double glazed door to balcony, radiator, coving to ceiling.

### Kitchen 8'4 x 7'7 (2.54m x 2.31m)



Matching range of wall and base cupboard units with work surfaces over, stainless steel sink drainer unit, splash back tiling, space for washing machine and under counter fridge freezer, space for oven, wall mounted central heating boiler, cupboard housing consumer unit and meters, double glazed window.

### Bedroom 11'5 x 11'0 (3.48m x 3.35m)



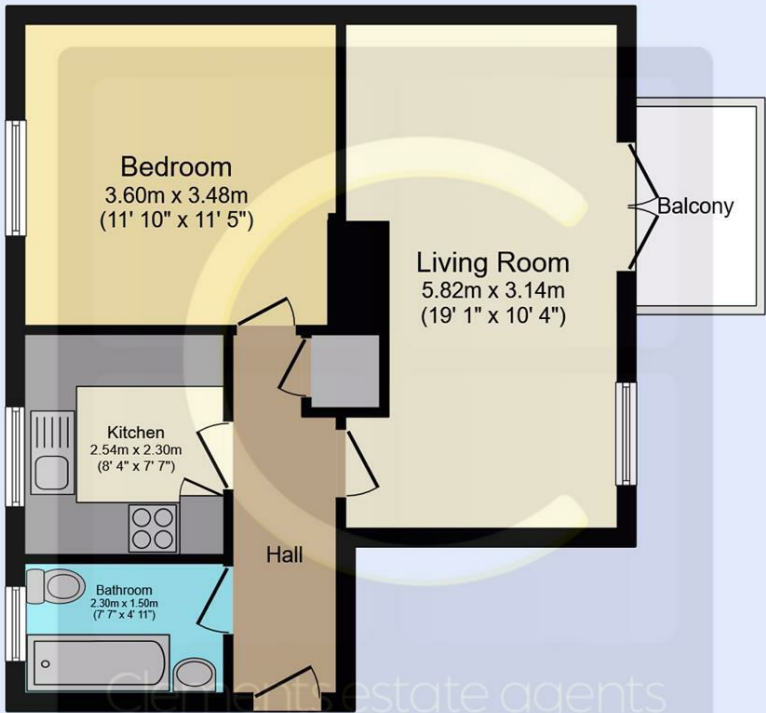
Double glazed window, radiator.

### Bathroom



Frosted double glazed window, radiator, LLWC, bath with mixer taps and shower attachment, vanity sink unit, part tiled walls.

Floor Plan



Floor Plan  
Floor area 46.6 sq.m. (502 sq.ft.)

TOTAL: 46.6 sq.m. (502 sq.ft.)

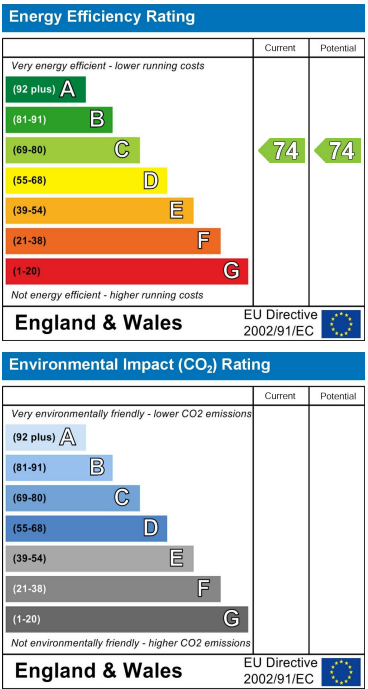
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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