

## Heather Way, Hemel Hempstead, HP2 5HZ

### Offers In Excess Of £275,000

Located in Hemel Hempstead Old Town is this ground floor purpose built flat with it OWN REAR GARDEN. Boasting two bedrooms, 14'3 living room with doors to garden, modern fitted kitchen, gas central heating, double glazing and garage.

Situated within easy reach of the Old Town with all of its local shops, restaurants, coffee shops and the historic church, Hemel Hempstead Town Centre and the M1, M25 and A41 road links.



Welcome to this charming ground floor purpose-built flat located on Heather Way in the desirable area of The Old Town. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

As you enter the flat, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat benefits from gas central heating and double glazing, ensuring a cosy environment throughout the year while also providing energy efficiency.

One of the standout features of this property is the private rear garden, which offers a lovely outdoor space for enjoying a morning coffee or hosting summer barbecues. It is a rare find in a flat and adds significant value to the living experience.

Additionally, the property comes with allocated parking and a garage, providing convenience and peace of mind for residents with vehicles.

Situated close to the Old Town High Street this flat is well-connected to local amenities, restaurants, coffee shops, schools, Gadebridge Park and transport links, making it an excellent choice for those looking to enjoy both comfort and convenience in their daily lives.

This property presents a wonderful opportunity for anyone seeking a modern and well-maintained flat in a sought-after location. Do not miss the chance to make this lovely flat your new home.

### **Communal Hallway**

### **Entrance Hall**



### **Living Room 14'3 x 9'8 (4.34m x 2.95m)**



### **Modern Fitted Kitchen 11'0 x 8'7 (3.35m x 2.62m)**





## Bathroom



## Own Rear Garden



## Landing

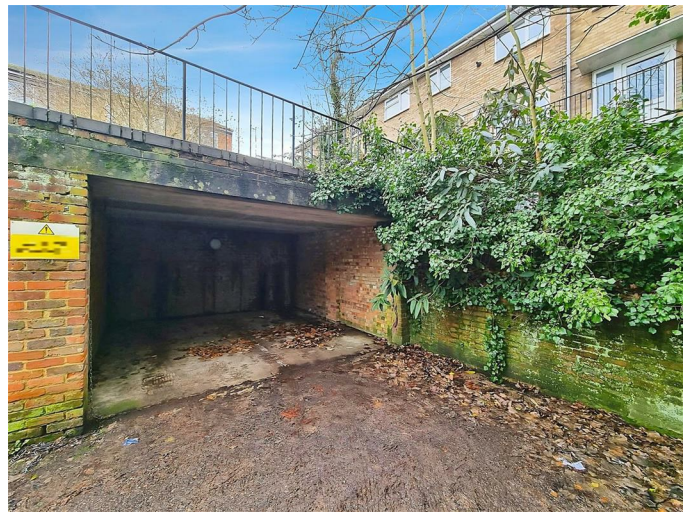
Bedroom One 16'10 max x 8'3 (5.13m max x 2.51m)



Bedroom Two 10'5 x 8'8 (3.18m x 2.64m)



## Garage/Car Port

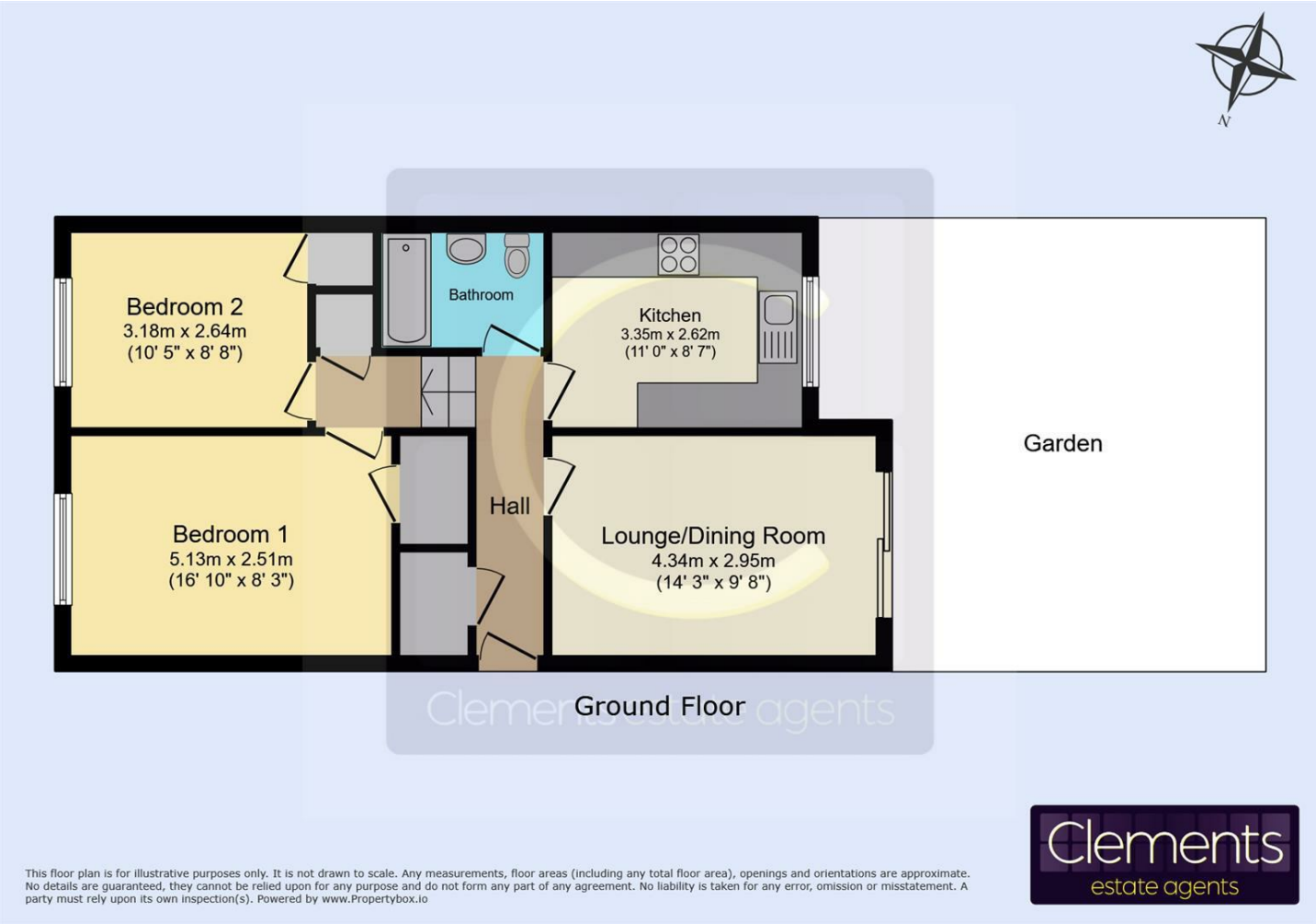


## Residents Parking

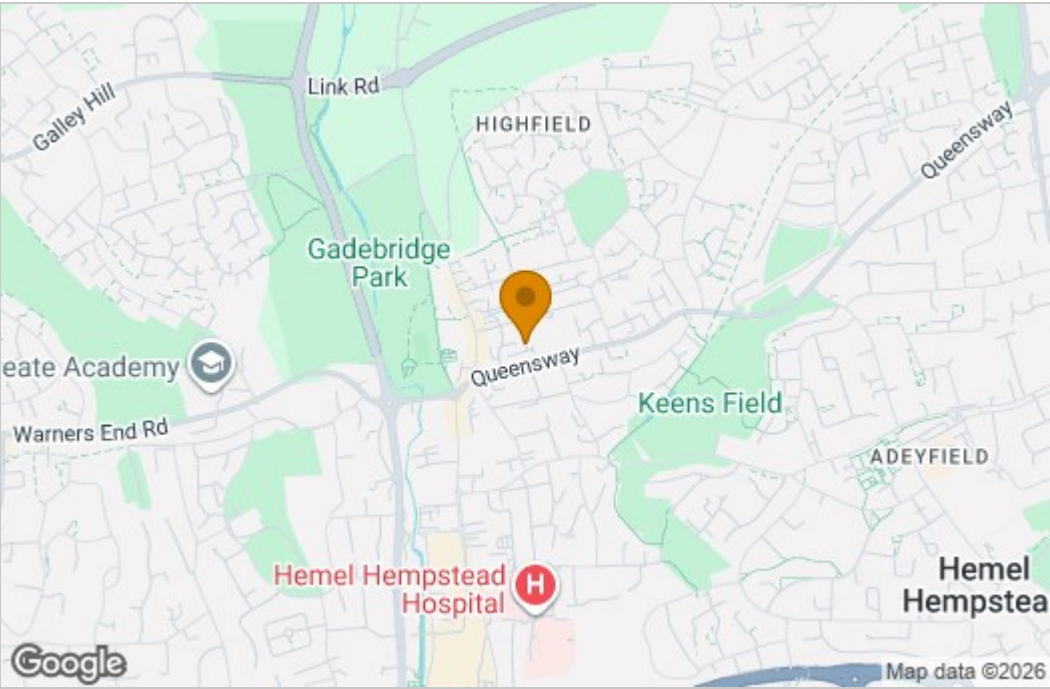




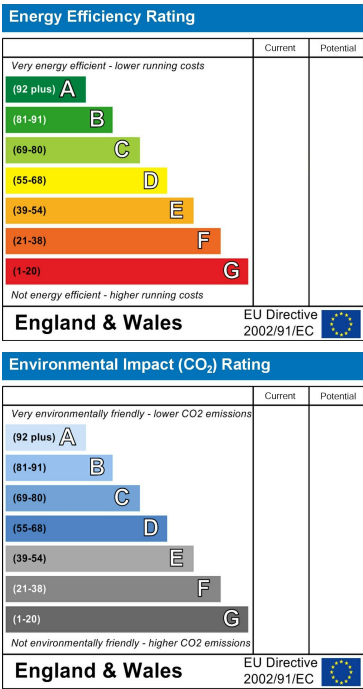
Floor Plan



Area Map



Energy Efficiency Graph



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