



Boxmoor/ Hemel Hempstead / Berkhamsted / Tring
01442 248671

2 Fallowfield Walk,
Hemel Hempstead,
Hertfordshire. HP1 3NZ

£1,050 pcm
To Let



Three Bedroom EOT conveniently located for local shops, schools and amenities. Lounge. Dining Room. Kitchen. Utility Room. First floor bathroom with a separate Cloakroom. Gas heating to radiators. Garden. NO UPPER CHAIN.



Wooden front door to:-

ENTRANCE HALL

Stairs to first floor. Radiator.

LOUNGE

Window. Radiator. Pair of multi glazed doors to:-

DINING ROOM

Window. Glazed door opening on to the rear garden. Radiator.

KITCHEN

Fitted with a single bowl single drainer stainless steel sink unit with mixer tap and a range of matching wall and floor mounted units with matching cornices, plinths, pelmets and concealed lighting. Roll top work surface and part tiled walls. Integrated double oven / grill. Integrated 4 burner gas hob with extractor over. Space and plumbing for an automatic washing machine. Replaced Worcester gas boiler. Radiator. Double glazed window.

UTILITY ROOM

Double glazed window. Under stairs storage cupboard. Meters cupboard. Radiator. Part glazed door opening on to the rear garden.

FIRST FLOOR

LANDING

Window. Access to loft space. Gas heater. Doors to:-

BEDROOM 1

Window. Storage cupboard. Radiator.

BEDROOM 2

Window. Fitted wardrobes. Storage cupboard. Radiator.

BEDROOM 3

Window. Storage cupboard

BATHROOM

Fitted with a panelled bath with shower over and a wall hung wash hand basin. Part tiled walls. Window.

SEPARATE CLOAKROOM

Fitted with a high level WC. Window.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with herbaceous borders and a gated side access to:-

REAR GARDEN

Well arranged with a good side area leading on to the rear garden, mainly laid to lawn with herbaceous borders and fenced boundaries. Garden shed. Outside tap

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

EU Directive
2002/91/EC



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