

**2 Catkin Close, Hemel
Hempstead, Hertfordshire,
HP1 3EB**

David
Doyle
Sales and Lettings

Price £360,000 Freehold



This 3 bedroom family home is situated in a cul de sac location while being conveniently located for local shops, schools, amenities and would benefit from updating and modernisation. The ground floor is arranged with a living room, dining room, fitted kitchen and a useful utility. The first floor offers 3 bedrooms all with built in storage, a family bathroom with a separate cloak room. The rear garden is pleasantly private and landscaped with patio seating areas, an area laid to lawn, herbaceous borders and a lean to / green house. The front garden area is arranged with low maintenance in mind and mainly paved with feature planting. Viewing is highly recommended.

NO UPPER CHAIN

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

3 Bedroom family home

Cul de sac location

Would benefit from updating and modernisation

Living room

Dining room

Kitchen

Utility

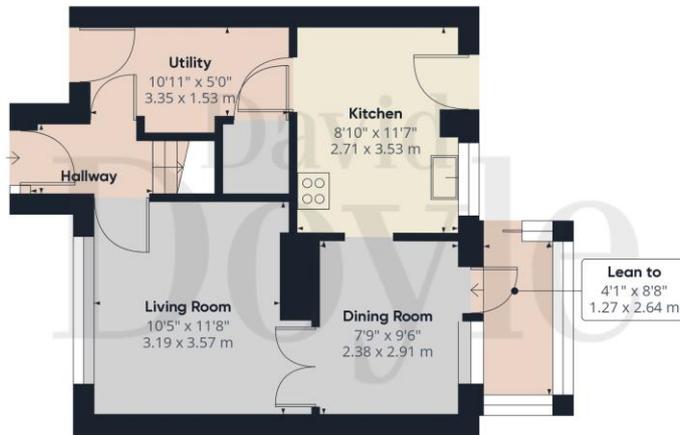
First floor bathroom with a separate cloak room

Rear garden

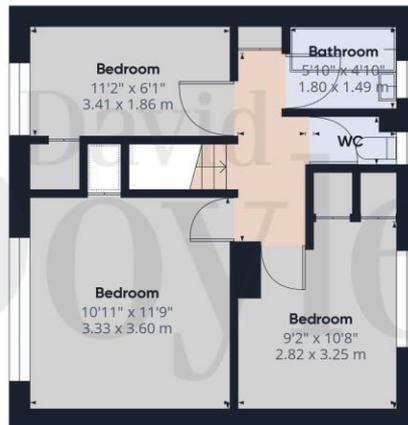
NO UPPER CHAIN

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area^m
856.49 ft²
79.57 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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