



Betjeman Way

Hemel Hempstead Hertfordshire HP1 3HJ

estate agent
Flaggs
PREMIER

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Flaggs are delighted to bring to the market this MODERN & SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME situated in one of the most highly desirable no through roads in HP1. The road is named after Sir John Betjeman the famous Poet & is built upon the Famous Field Of Hope. This MUST SEE executive home briefly comprises; Entrance Hall, Downstairs Cloak Room, Lounge with feature fireplace, Separate Dining Room, Fitted Kitchen Breakfast Room with Double Glazed French Doors leading to the rear Garden, Spacious Landing, Master Bedroom with Built in Wardrobes & Modern Re-Fitted En-Suite Shower Room, Modern Re-Fitted Family Bathroom, UPVC Double Glazing, Gas Central Heating, STUNNING Private Southerly Facing Landscaped Rear Garden with Power, Water Tap & Gated Side Access, Well Maintained Front Garden, Off Road Parking for Several Vehicles, Integral Garage with electric up and over door. The property also has the added benefits of Cavity wall insulation, Replacement Boiler and is located within walking distance of the Old Town, Marchmont Arms & HEMEL HEMPSTEAD TOWN CENTRE. Call Flaggs on 01442 232888 to arrange a viewing.

Offers Over £599,995 - Freehold



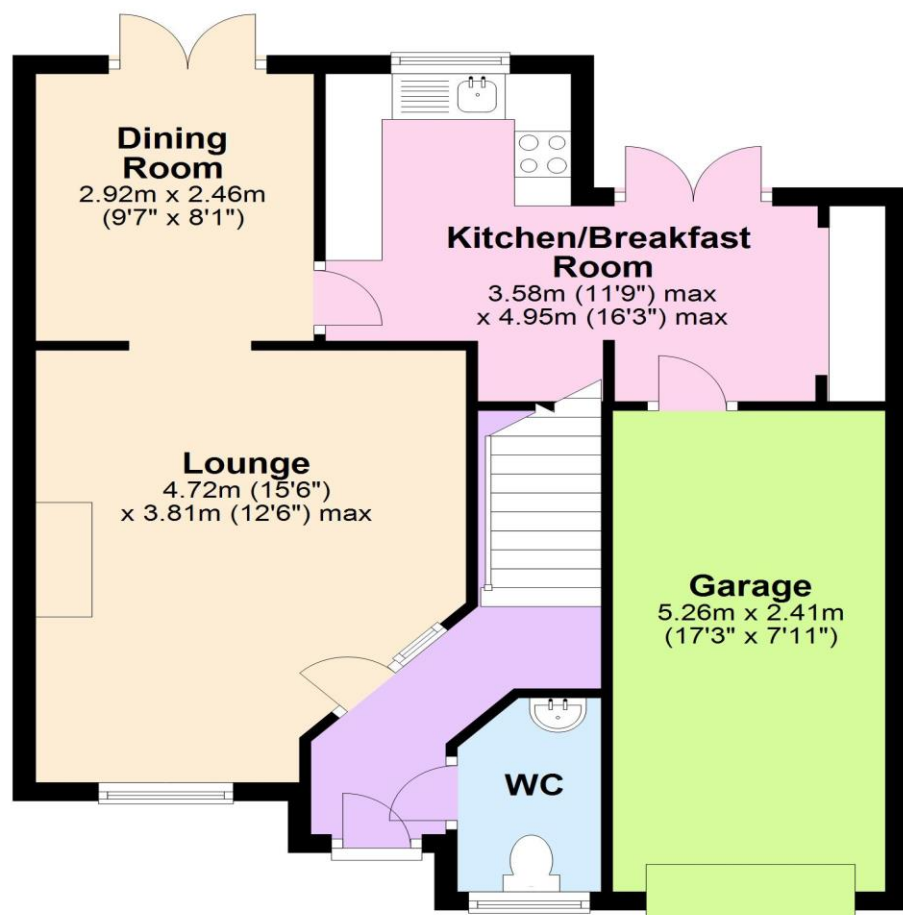


Energy Efficiency Rating

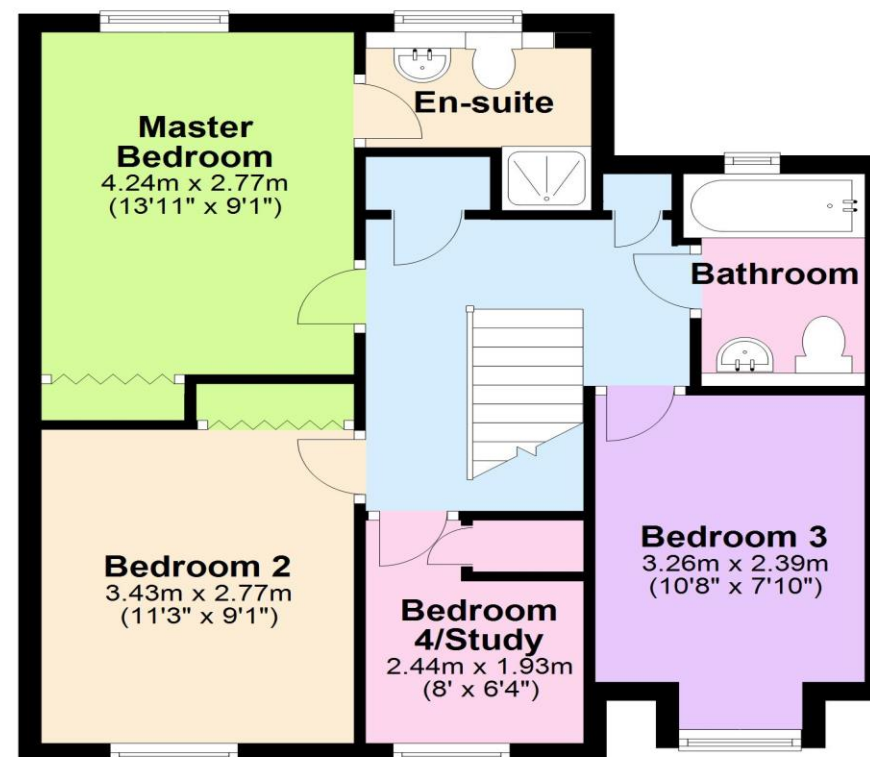
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor



First Floor



Total area: approx. 116.7 sq. metres (1256.5 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

During the course of our business relationship we may offer to introduce you to legal or financial services. If you take up any of these services we will receive a referral fee of up to £125 per legal case and up to 15% of the fee received by the mortgage broker from the bank/building society.