

01442 933450



Epping Green

O.I.R.O £142,500

An opportunity to acquire this double bedroom ground floor flat with communal parking. The property is in need of modernisation & offers living/dining room, kitchen, bedroom, bathroom & communal garden. Within walking distance to local amenities, ideally situated for industrial estate & M1. No chain

**ENTRANCE HALL : LIVING/DINING ROOM : KITCHEN : BEDROOM :
BATHROOM : COMMUNAL GARDEN & PARKING**

- ❖ Ground floor flat
- ❖ Generous double bedroom
- ❖ Walking distance to amenities
- ❖ Convenient for M1 & Maylands industrial estate
- ❖ Spacious living/dining room
- ❖ Communal parking & garden
- ❖ Close to playing fields
- ❖ No upper chain



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Epping Green, Woodhall Farm, Hemel Hempstead, HP2 7JD



Communal secure front door to:

COMMUNAL ENTRANCE

Front door to:

ENTRANCE HALL

Phone entry system, doors to bedroom, bathroom and to:

LIVING/DINING ROOM

Electric fire with surround, coving to ceiling, double glazed window and door to:

KITCHEN

Fitted with floor and wall mounted units with work surface over, space for cooler, space for fridge freezer, space and plumbing for washing machine and sink unit with mixer tap. Timber ceiling beams, larder cupboard, cupboard housing water tank, part tiled walls and double glazed window.

BEDROOM

Fitted wardrobes and drawers, storage heater and double glazed window.

BATHROOM

Suite comprising panelled bath with rail and curtain, wall mounted `Mira` shower, full pedestal basin and low level W/C. Electric heater, extractor fan, coving to ceiling and part tiled walls.

COMMUNAL GARDENS & PAKING

Communal lawn area and communal parking bays.

EPC Summary: EER E (49/77) EIR E (48/61)



*playing field close by



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

Although these particulars, together with any photographs and/or any floor plans, are intended to give a fair description of the property, they do not form any part of a contract. The Vendors, their Agents, Home Truth and persons in their employ do not give any warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the Agent. All negotiations should be conducted through Home Truth.

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