





£259,500

Set in the ever popular town of Berkhamstead, within walking distance to Berkhamstead train station and town centre, this beautifully presented two bedroom ground floor maisonette briefly comprises lounge dining room, modern kitchen and family bathroom. The property also benefits from allocated parking and communal gardens.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Tiled floor, radiator, two storage cupboards, doors to all rooms.

LOUNGE

Double glazed window to rear aspect, frosted double glazed door to garden. Wood effect flooring, two radiators.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, space for: dishwasher, washing machine, cooker and fridge freezer; wall-mounted gas boiler, tiled floor, radiator.

BEDROOM ONE

Double glazed windows to rear and side aspects. Radiator, wood effect flooring.

BEDROOM TWO

Double glazed windows to front and side aspects. Radiator, wood effect flooring.

BATHROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, panelled bath with shower over and shower screen, towel radiator, tiled walls and floor, extractor fan.

OUTSIDE

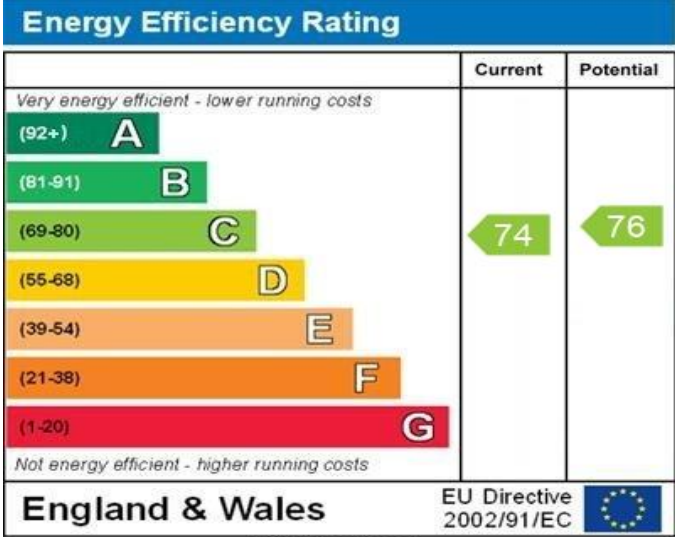
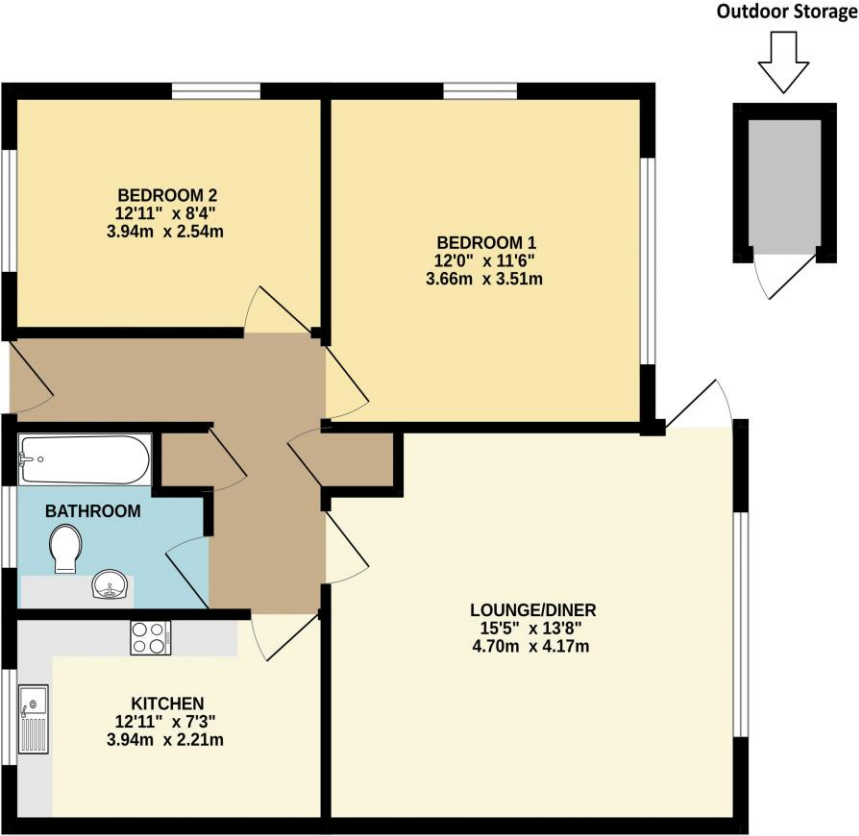
PARKING

Secure parking with allocated space.

GARDEN

Communal garden that is mainly laid to lawn with private hardstanding area.

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk