

**TO  
LET**



**91 St. Pauls Road, Hemel Hempstead**

**£1,650 pcm**

Two Bedroom Semi Detached House • Gas Central Heating & Double Glazing •  
Modern Kitchen Incl. Appliances • Private Rear Garden • Close to Town Centre.

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Welcome to this well-presented two bedroom semi-detached house, ideally positioned within easy reach of the town centre. This inviting property offers a harmonious blend of modern comfort and practical living, making it an excellent choice for both first-time buyers and those seeking a convenient, low-maintenance home.

This two bedroom semi-detached house represents an excellent opportunity to acquire a modern, well-maintained home in a sought-after area. Early viewing is highly recommended to fully appreciate all that this property has to offer. Contact us today to arrange your appointment.

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

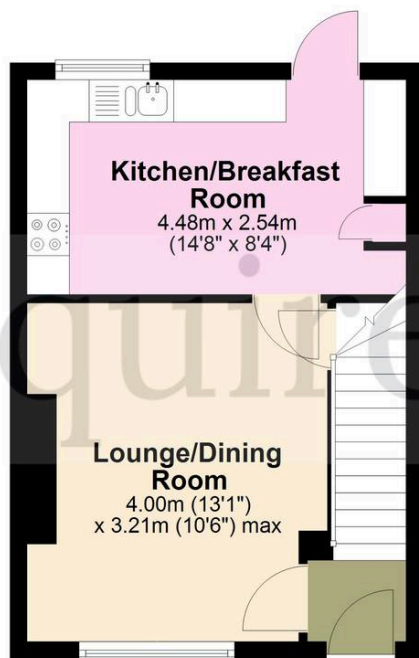


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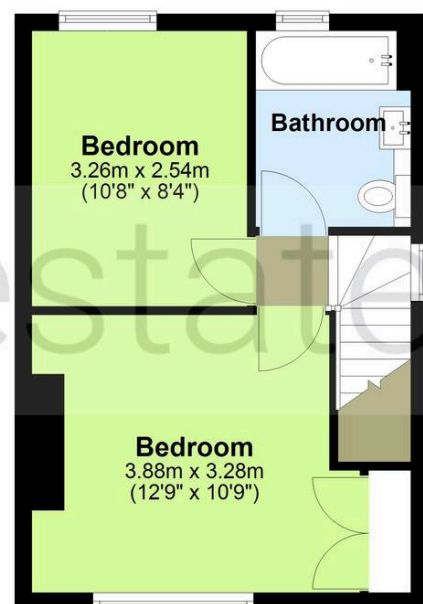
### Ground Floor

Approx. 28.4 sq. metres (305.3 sq. feet)



### First Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



Total area: approx. 58.1 sq. metres (625.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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