

## 45 Belsize Road, Hemel Hempstead

£1,900 pcm

Three Bedroom Terraced House to Rent • Driveway Parking for Two Cars • Gas Central Heating & Double Glazing • Open Plan Living Room Kitchen Diner • Rear Garden With Decking

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Set on Belsize Road in Bennetts End, this three-bedroom family home offers easy, open-plan living with great everyday convenience. A wide entrance porch with built-in storage leads into a bright through reception that flows to a kitchen/breakfast area and out to the garden—ideal for day-to-day life and relaxed entertaining. The kitchen features shaker cabinetry, wood-style worktops and a gas hob, with appliances provided; please ask for the current inventory. Upstairs are three well-proportioned bedrooms served by a modern family bathroom with both a separate shower and full-size bath. Outside, a private driveway provides parking for two cars. The property benefits from double glazing and gas central heating (EPC D, rating 66; Council Tax Band C).

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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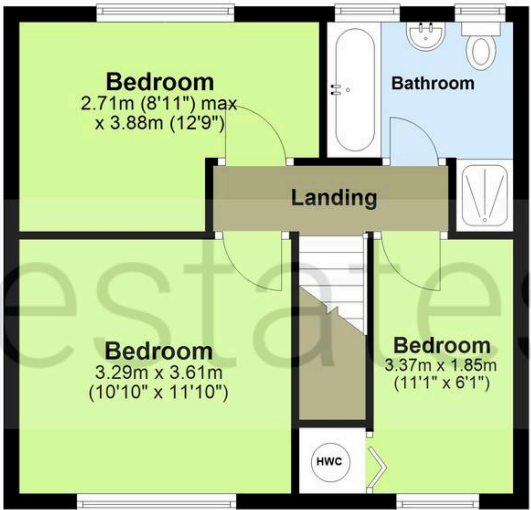
**Ground Floor**

Approx. 44.7 sq. metres (480.9 sq. feet)



**First Floor**

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 84.7 sq. metres (911.2 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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