



**FOR  
SALE**

Vauxhall Road, Hemel Hempstead

In Excess of £375,000

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This lovely two-bedroom semi detached home offers excellent potential to improve and extend. Situated on a sought-after road conveniently situated for local shop, amenities and access to the industrial areas.

The house benefits from an entrance porch, a living room to the front of the property, a galley-style kitchen with a back door leading into the garage and a second reception room with a conservatory overlooking the rear garden.

Upstairs, there are two bedrooms both featuring built-in cupboards for storage, along with a bathroom fitted with a walk-in shower.

To the front of the property there is driveway, providing off road parking and access to a garage positioned to the side of the property, the garage has convenient internal access into the home.

To the rear, the property enjoys a secure rear garden, ideal for families or entertaining. The location is highly convenient, being close to local shops, schools, and offering excellent transport links with easy access to the M1 and M25.

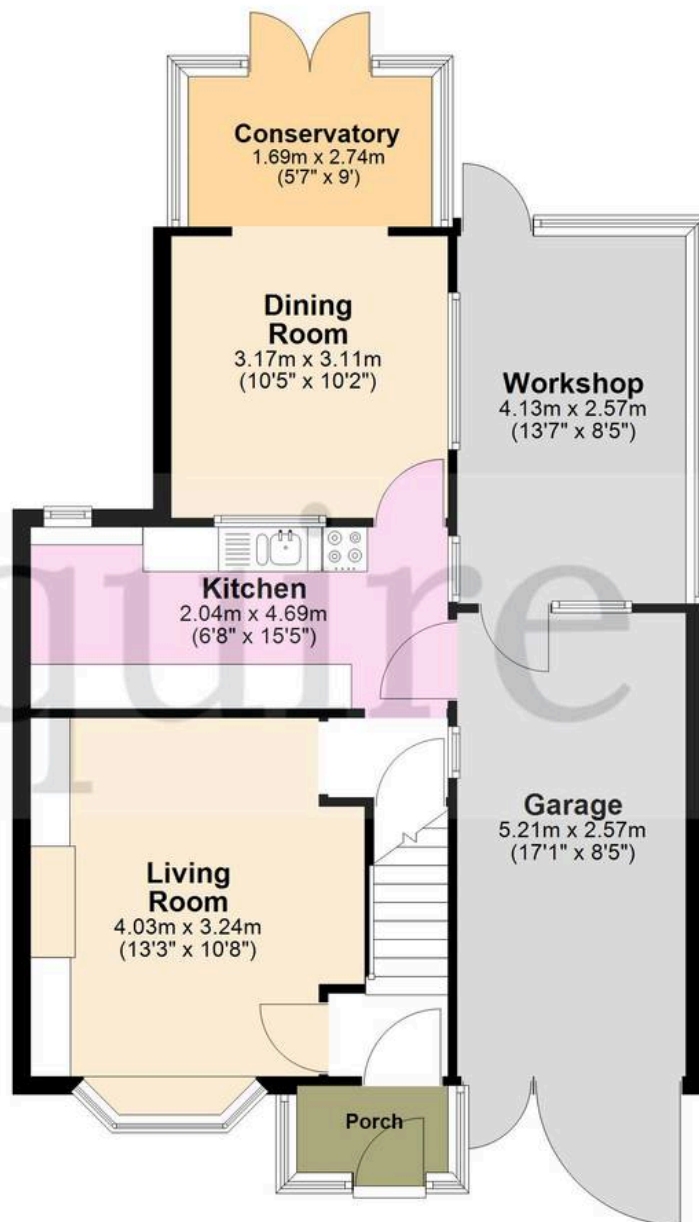
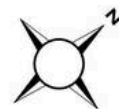
Council Tax band: C

- Two bedroom Semi Detached house
- In need of renovation
- Excellent potential to extend STPP
- Garage
- Driveway offering off road parking
- Great location for local amenities and transport links
- EPC rating E



## Ground Floor

Approx. 71.3 sq. metres (767.5 sq. feet)



## First Floor

Approx. 28.9 sq. metres (311.4 sq. feet)



Total area: approx. 100.2 sq. metres (1078.9 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

Plan produced using PlanUp. □





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