

**FOR  
SALE**



Waveney, Hemel Hempstead

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This spacious one bedroom ground floor flat offers an opportunity for buyers looking to modernise and add value. In need of refurbishment throughout, the property provides a fantastic blank canvas to create a comfortable and stylish home tailored to your taste. Situated on the ground floor, the flat benefits from direct access with a garden area located immediately outside the front door perfect for enjoying outside space.

Internally, the property features a generously sized lounge with plenty of natural light and ample space for both living and dining furniture. The bedroom is also well proportioned, offering excellent floor space for wardrobes and storage.

A particular highlight is the abundance of storage throughout, including a large cupboard that could easily be adapted into a walk-in wardrobe or compact home office, ideal for flexible modern living.

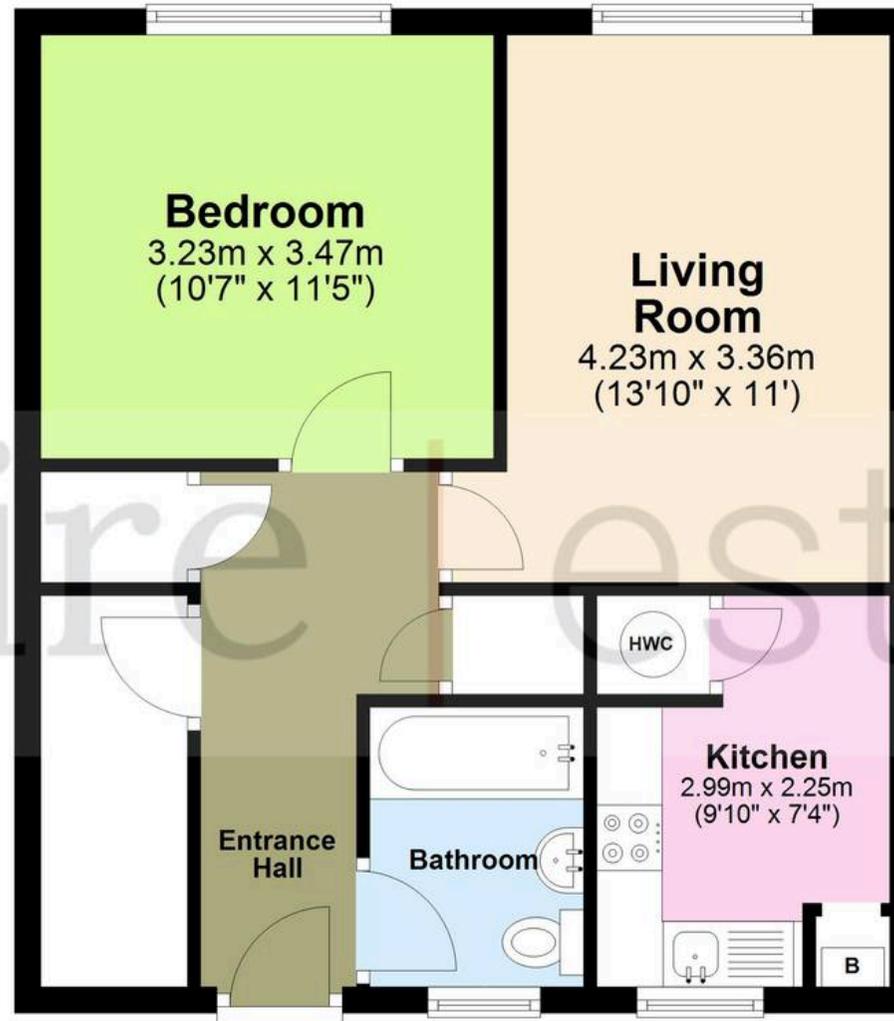
With its spacious layout, outdoor space, and excellent potential, this property presents a superb opportunity for first-time buyers, investors, or anyone seeking a refurbishment project with potential.

- One bedroom flat
- Ground floor
- In need to refurbishment
- CHAIN FREE
- Ample storage



## Floor Plan

Approx. 47.2 sq. metres (508.0 sq. feet)



Total area: approx. 47.2 sq. metres (508.0 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.

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