

Mulburries



Montgomery Avenue , Hemel Hempstead, HP2 4HD

Offers in excess of £400,000



## Montgomery Avenue, Hemel Hempstead, HP2 4HD

- Three Bedroom Semi
- Potential To add Another Dwelling (STPP)
- Off Street Parking x 4
- Large Garden
- Brand New Bathroom
- 0.2 miles to Shops
- 0.4 miles to Primary School
- Council Tax Band = C

Mulburries are excited to welcome this three bedroom semi detached 'BISF' house onto the market in the Adeyfeild area.

The property, which is a corner plot, and subject to attaining a slice of land from the council and planning permission has the potential to add another dwelling on the side of it, others have already done so on the road, so the president has been set.

Aside from that the house in itself is a great space, has a sizable garden with a powered car part and shed and internally





the house has seen improvements throughout including a brand new family shower room. The house also has a huge frontage with space for up to four cars on the driveway.

The property is situated just 0.4 miles from Hoblett Manor Junior School and .2 miles from Queens square which is a parade of shops with a range of amenities and eateries. The M1 is a few minutes drive from the property too, so you are well linked by foot and transport.



## Floor Plan

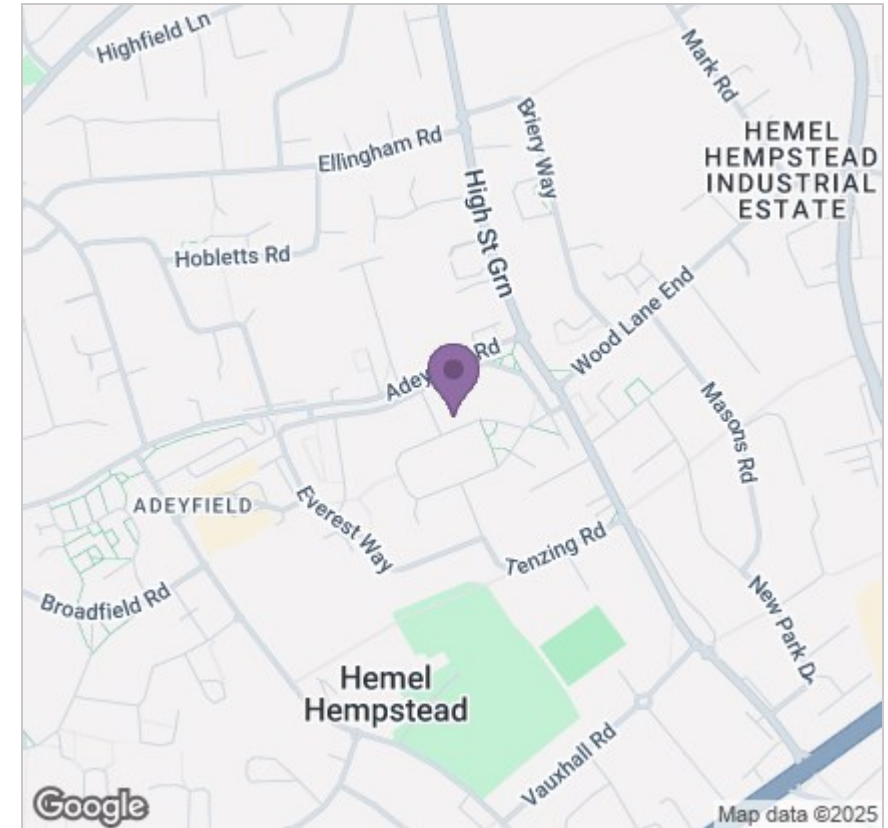


## Viewing

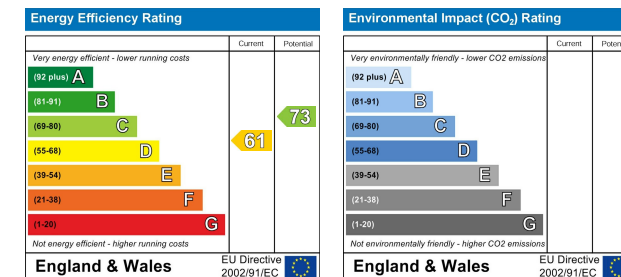
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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