



**Simmonds Rise, Hemel Hempstead, HP3**

**£425,000**





## Simmonds Rise, Hemel Hempstead, 9EA

Located on a quiet road near Hemel Hempstead town centre is this stunning two-bedroom end-terrace house offering a fantastic opportunity for first-time buyers or investors.

Arranged over three levels and spanning 1,098 sq. ft., it features a bright reception room, modern bathroom, integral garage, and off-street parking for two cars. The 30ft private garden with conservatory provides a lovely outdoor retreat. Offered with no onward chain and close to shops, restaurants, and transport links, this home combines comfort and convenience in a sought-after location.

The property is offered with no onward chain, making it an attractive option for those looking to move quickly.

### Features

- Sold Chain Free
- 2/3 Bedrooms
- 2 Receptions
- Garage
- Conservatory
- 1,098 sq.ft freehold semi detached house
- 30ft private garden
- Off street parking for 2 Cars
- Walking distance to Hemel Town centre
- Guest WC



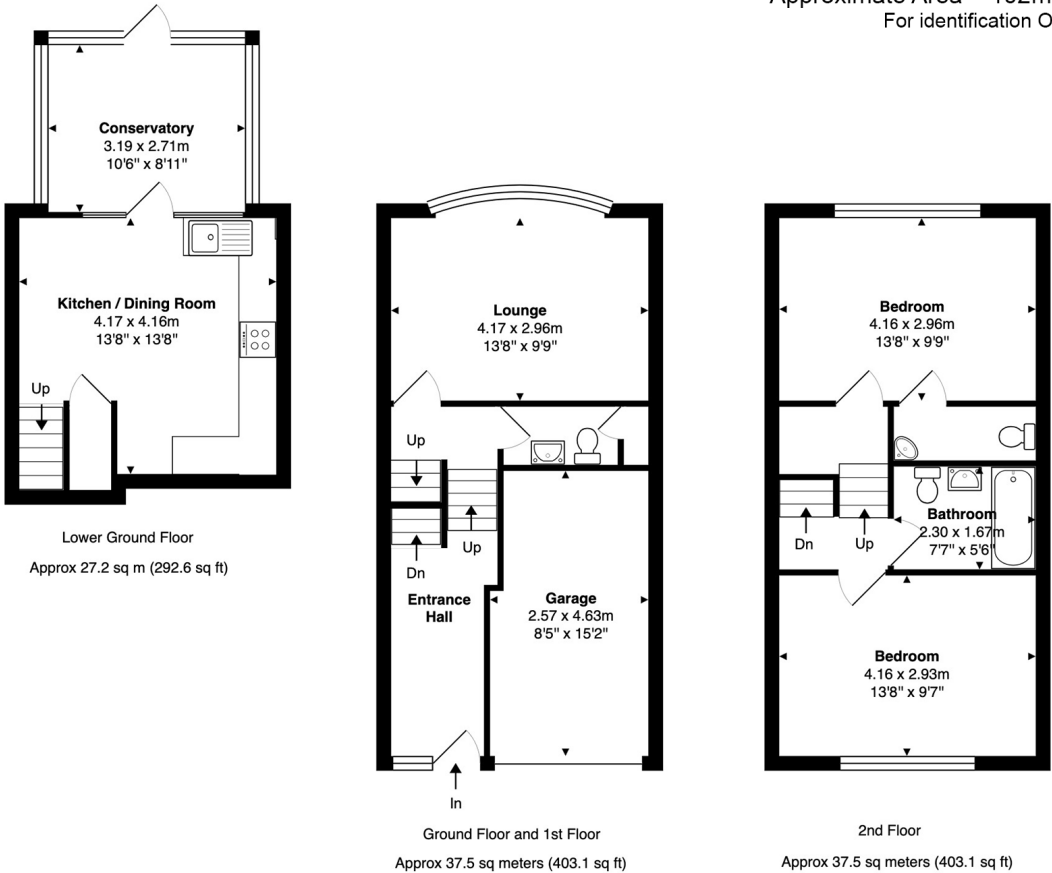




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Approximate Area = 102m sq / 1098sq ft  
For identification Only - Not to scale



This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised

