



The Pastures  
Hemel Hempstead, HP1 2TN

squire | estates

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## The Pastures, Hemel Hempstead

Squire Estates are pleased to offer this one bedroom home with the benefits of a private rear garden, allocated parking, double glazing and gas central heating.

The accommodation comprises an entrance hall through to a spacious sitting room with a bay window and a door to the kitchen fitted with a range of wall and base units and space and plumbing for white goods.

The first floor boasts a landing with hatch to loft access and a superbly presented large double bedroom with a box bay window and a family bathroom.

Externally, the property benefits from a private rear and an allocated parking space is also offered with the property. Available from 21/09/2024

## Features

- 1 Bedroom
- Allocated Parking
- Private Garden
- Spacious Lounge
- Fitted Kitchen
- Double bedroom
- Available 21/09/24
- EPC - C
- Council Tax - C

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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