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Fallowfield Walk  
Hemel Hempstead, HP1 3NZ

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## Fallowfield Walk, Hemel Hempstead

Welcome to this lovely end-of-terrace one-bedroom house, a contemporary gem that effortlessly combines style, comfort, and practicality. Built just two years ago, this modern residence boasts spacious interiors and a delightful rear garden, offering a perfect retreat for its inhabitants.

Upon entering, you are greeted by a spacious open-plan kitchen/living room, creating a welcoming ambiance ideal for both relaxation and entertainment. The kitchen area features a modern range of gloss units, seamlessly integrated with built-in appliances and coordinating work surfaces. A peninsula island adds functionality and serves as a partial separation from the lounge area, allowing for easy flow and interaction.

The ground floor also hosts a convenient cloakroom and a large understairs storage cupboard, catering to everyday needs and enabling organisation within the home.

Ascending to the first floor, the landing presents space for a study area, catering to modern lifestyles and providing a dedicated space for work or study. The bedroom offers comfort and style, boasting a range of fitted wardrobes that optimise storage space. The landing also provides a door to a contemporary shower room, featuring a large walk-in shower, adding luxury and convenience to daily routines.

Outside, the rear garden provides a peaceful retreat, perfect for relaxation or a barbeque. Additionally, rear access leads to the garden from the property's private parking space, offering convenience and ease of access.

In summary, this one-bedroom house exemplifies modern living at its finest, offering spacious interiors, contemporary design elements, and outdoor space, making it an ideal home for those seeking comfort, style, and convenience.

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.



## Features

- Contemporary FREEHOLD one bedroom house
- Built 2 years ago
- Private Garden
- Private parking space
- Open plan living area
- Study area
- NO CHAIN
- Must be seen

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

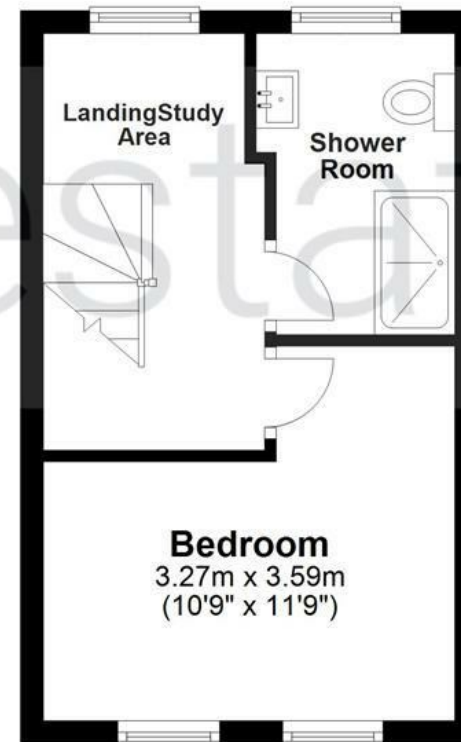
## Ground Floor

Approx. 32.1 sq. metres (345.1 sq. feet)



## First Floor

Approx. 21.5 sq. metres (231.9 sq. feet)



Total area: approx. 53.6 sq. metres (577.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.



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