



squire | estates

Hunting Gate
Hemel Hempstead, HP2 6NX

squire | estates

Hunting Gate, Hemel Hempstead

Squire Estates would like to present to the market this well presented FOUR BEDROOM, DETACHED family home with off road parking and a HOME OFFICE /GYM positioned at the end of a quiet cul-de-sac of privately built homes.

Upon entering, you're greeted by a spacious hallway and interiors designed for comfortable living. The heart of the home is a generously sized open-plan reception room which opens up via Bi-Folding doors to a charming conservatory, creating an inviting space for relaxation and entertainment.

The sleek white gloss fully integrated kitchen, adorned with coordinating work surfaces, benefits from built in appliances and a hot tap giving a touch of luxury and style. The kitchen also provides a side door and a window giving delightful garden views. A separate utility room adds convenience, while a ground floor cloakroom enhances practicality.

Ascending to the upper level reveals four well-appointed bedrooms, two with air conditioning.. The family bathroom epitomizes functionality with its inclusion of both a bath and a separate shower cubicle, catering to every need.

Externally, a resin bound driveway provides off road parking and leads to an integrated store room / garage with an electric door. To the rear of the property there is a delightful, neat low maintenance garden with a patio area and side access.

Located to the rear of the garden is a delightful garden room/office equipped with electricity offering versatile usage as a gym or home office, further enhancing the property's appeal and functionality.

The property is located within walking distance of Aycliffe Primary school and local shops. For commuters the M1 MOTORWAY and Hemel Hempstead BR station with its fast and frequent trains to Euston are a short drive away.

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

- DETACHED FOUR BEDROOM HOUSE
- GARDEN HOME OFFICE / GYM
- EXCELLENT CONDITION THROUGHOUT
- AIR CON IN 2 MAIN BEDROOMS AND CONSERVATORY
- ATTRACTIVE REAR GARDEN
- CONTEMPORARY KITCHEN WITH SEPARATE UTILITY ROOM
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- SOLAR PANELS

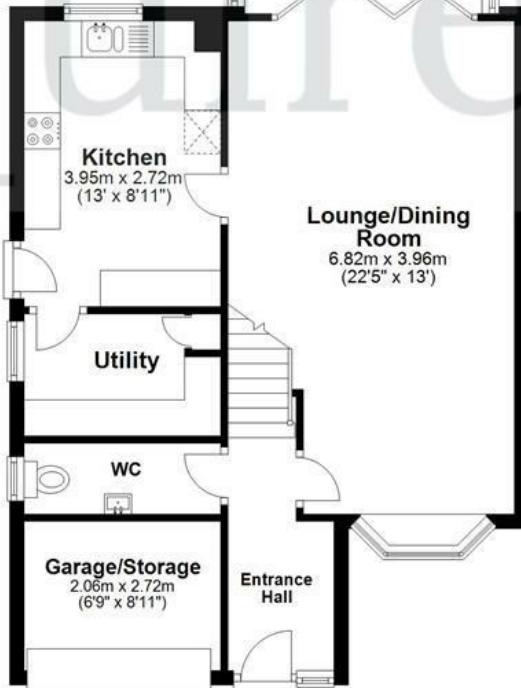
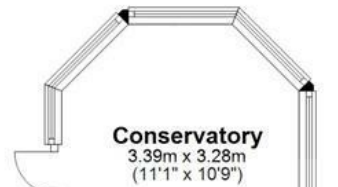
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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

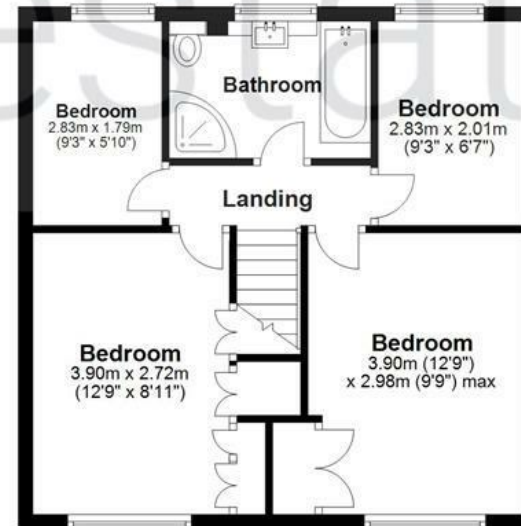
Ground Floor

Approx. 81.3 sq. metres (874.6 sq. feet)



First Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



Total area: approx. 127.5 sq. metres (1372.5 sq. feet)

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



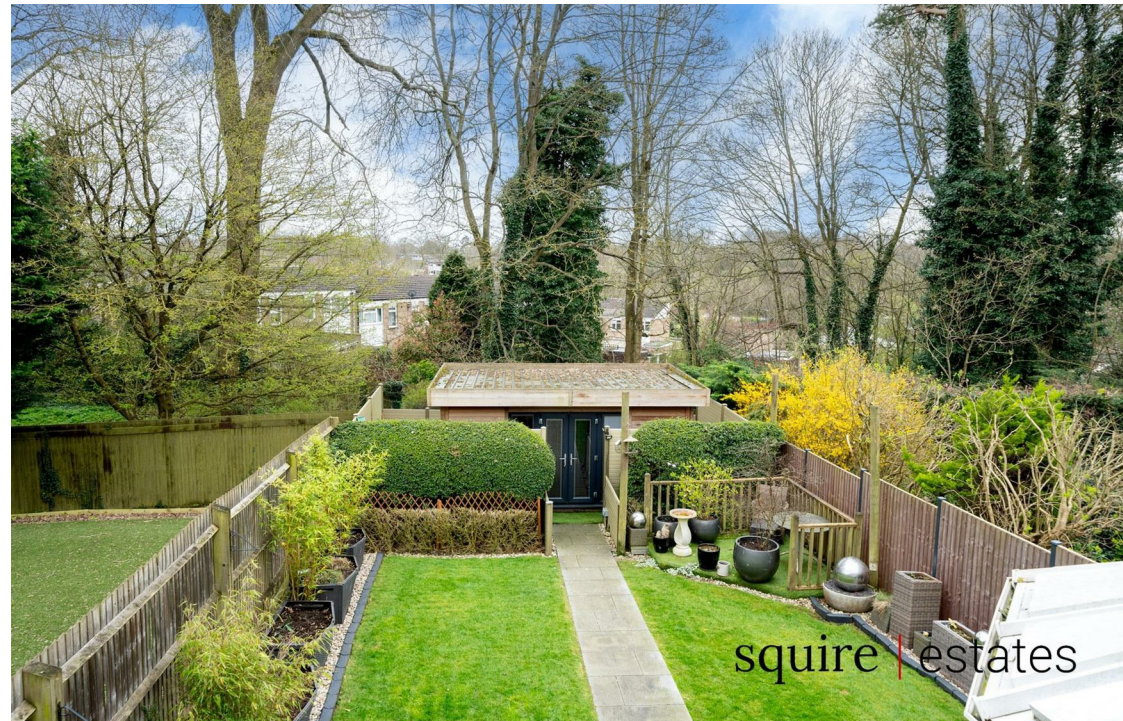
squire | estates



squire | estates



squire | estates



squire | estates

67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE
01442 233533 | www.squireestates.co.uk