



Admiral Avenue  
Hemel Hempstead, HP2 7BP

squire | estates

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## Admiral Avenue, Hemel Hempstead

Squire Estates are pleased to offer to let this part furnished spacious and beautifully presented FOUR bedroom semi detached family home (former show home) arranged over three floors, with rear garden, off street parking and garage.

The property offers well planned, bright and spacious accommodation throughout and consists to the ground floor of good size hallway, guest cloakroom with WC and sink, spacious sitting room which opens to the rear garden via large glazed doors. The kitchen/breakfast room is fitted with ample units and granite worktops, integrated fridge/freezer, dishwasher, washer dryer, oven hob and a breakfast bar.

To the first floor are two good size double bedrooms each with fitted wardrobes, a single bedroom and a family bathroom consisting of a bath with shower over, sink and WC. To the second floor (top floor) is a very large double aspect master bedroom featuring a range of mirror fronted wardrobes benefiting from ensuite shower room with shower, sink and a WC.

Externally is a rear garden which is mainly laid to lawn, a driveway with driveway parking and a single garage.

Available Now

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

- Four bedrooms
- Semi Detached
- Driveway with parking
- Garage
- Garden
- Part Furnished
- Must be seen
- Available Now
- EPC - B
- Council tax - E

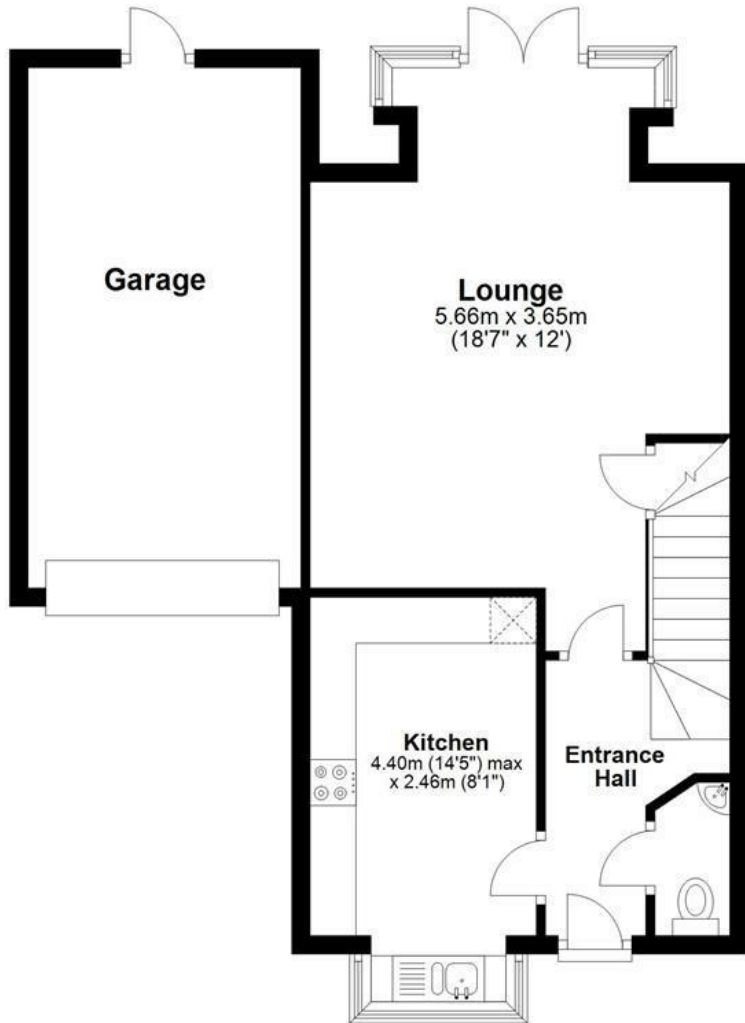
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

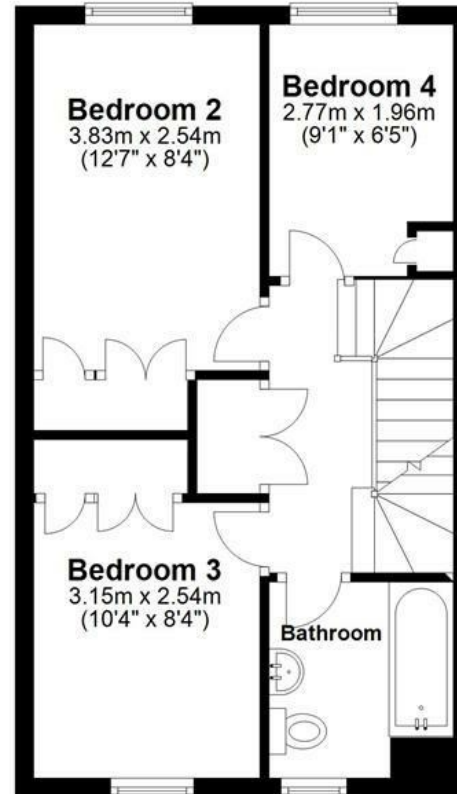
### Ground Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



### Second Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 118.0 sq. metres (1270.3 sq. feet)

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



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