



The Bounce
Hemel Hempstead, HP2 5UF

squire | estates

The Bounce, Hemel Hempstead

This three-bedroom mid-terrace house, located in a peaceful cul-de-sac, offers a well-presented and comfortable living experience. The spacious kitchen/breakfast room is designed for functionality and style, featuring a variety of wall and floor units, coordinating work surfaces, and fitted appliances, including a dishwasher, washing machine, under-counter fridge, freezer, gas hob, and double oven. The kitchen also has space for a dining table, making it a great spot for casual meals and family gatherings.

The bright and airy lounge provides a welcoming atmosphere with doors that open onto the rear garden, allowing for seamless indoor-outdoor living. A ground floor cloakroom adds convenience for guests and everyday use. Upstairs, you'll find two double bedrooms and a single bedroom, offering flexibility for families, home office needs, or guest accommodations. The large family bathroom is designed with modern amenities to ensure comfort and practicality.

The attractive rear garden is a standout feature, with a patio area ideal for outdoor dining, an astro turf lawn area for low-maintenance greenery, and a shed for additional storage. At the front of the house, there is off-road parking for two cars, providing convenient access and ample space for visitors.

Overall, this property combines a thoughtful layout, desirable features, and a tranquil setting, making it an excellent choice for those seeking a welcoming family home in a quiet neighbourhood.

Located in Highfield this house is also within walking distance of the Old Town of Hemel Hempstead which boasts a diverse selection of shops including antiques, quality gift ware, furniture, florists, boutiques and soft furnishings. There are also period pubs, retro cafes and cosmopolitan restaurants dotted along the High Street.

The property is a short drive from the M1 motorway and Hemel Hempstead mainline station which offers a fast railway service into London Euston in 24 minutes.

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

- Well presented 3 bedroom house
- Good size well fitted kitchen / breakfast room
- Bright lounge with doors opening on to the garden
- Attractive rear garden
- Off road parking for 2 cars
- Quiet cul de sac
- Convenient for the Old Town of Hemel Hempstead
- No upper chain

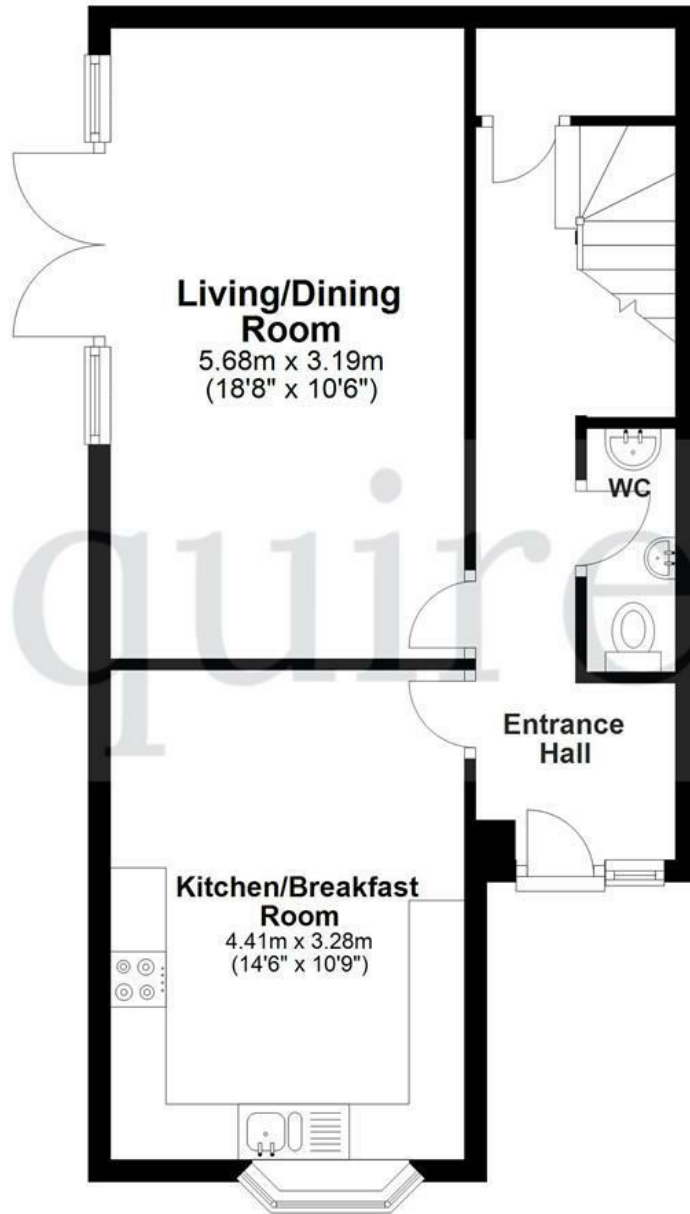
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(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. 47.2 sq. metres (508.5 sq. feet)



First Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



Total area: approx. 95.4 sq. metres (1026.6 sq. feet)

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

