



New Park Drive
Hemel Hempstead, HP2 4QL

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New Park Drive, Hemel Hempstead

Rarely available is this outstanding, immaculate recently refurbished and extended FOUR BEDROOM, TWO BATH/SHOWER ROOM family home with a separate home office, a large landscaped rear garden, garage and off street parking.

This superb property benefits high specification fixtures and fittings throughout and benefits from gas central heating and double glazing.

To the ground floor is an entrance hall leading to a spacious lounge with a feature stone fireplace with a real flame gas fire. The contemporary style kitchen/dining room is comprehensively fitted with a ceramic tiled floor, ample wall and floor units providing excellent storage and integrated appliances appliances include a fridge freezer, dishwasher, tumble dryer and a washing machine. There are three large bi-fold doors to the rear of the property with views over the garden.

To the first floor is a landing leading to bedroom two which is a large double room with fitted wardrobes, bedroom three which is also a good size double room and bedroom four- a single room. The family bath/shower room is fully tiled and fitted with a bath with shower over, a wall hung sink and WC.

To the second floor is a fabulous light filled principle bedroom featuring fitted wardrobes and dressing table, a Juliet balcony and an en-suite shower room. The en-suite features a large shower enclosure with both a rainfall and hand held shower, a towel rail, sink with a vanity unit and a wall hung WC..

To the rear is a landscaped south - westerly garden which is fully landscaped. There is a large fully plastered and insulated timber home office with an independent fuse board and under floor heating. There is also a large storage shed and a WC with wash hand basin.

To the front is paved off street parking for two cars and a single garage .

Available from 29th June 2024

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
- Two bath/shower rooms
- Fitted kitchen/dining room
- Lounge
- Detached timber home office
- Large south westerly aspect re
- Garage
- Available from 29th June 2024
- EPC - D
- Council tax - D

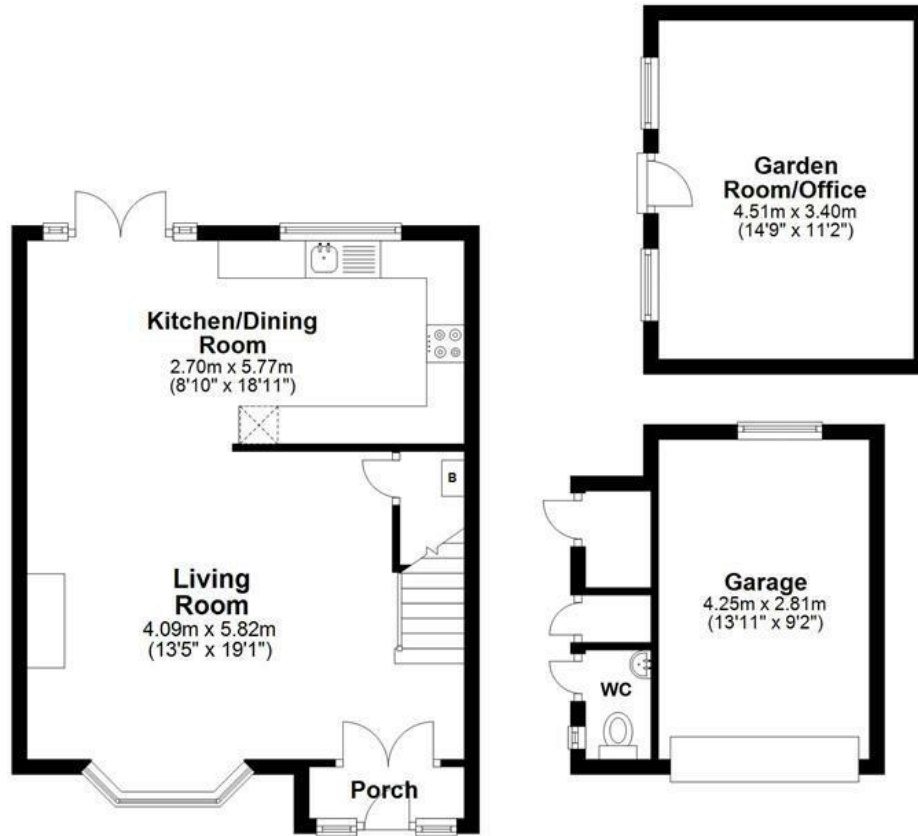
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	63	82
England & Wales		
EU Directive 2002/91/EC 		

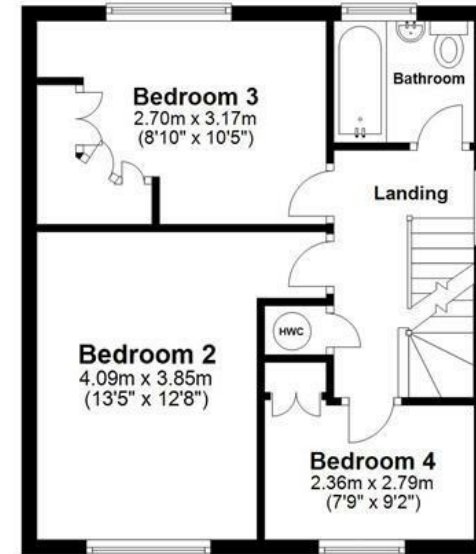
Ground Floor

Approx. 72.6 sq. metres (781.5 sq. feet)



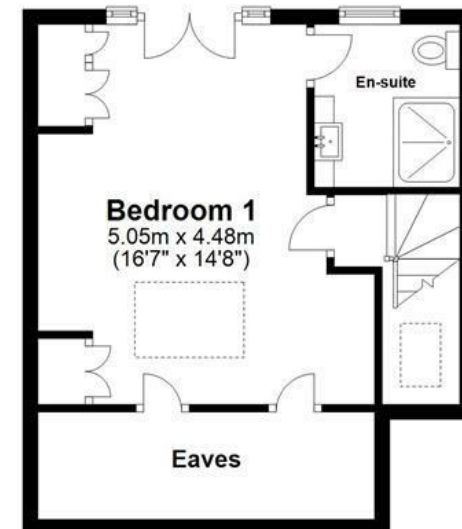
First Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



Second Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



Total area: approx. 141.2 sq. metres (1519.6 sq. feet)

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



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