



Christchurch Road  
Hemel Hempstead, HP2 5BX

squire | estates

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## Christchurch Road, Hemel Hempstead

Exclusive to Squire Estates a beautifully presented property which has been REDECORATED throughout on the first floor that boasts a modern and contemporary style of living accommodation comprising of spacious lounge with brand new fully fitted and applianced kitchen, two bedrooms and family bathroom with shower. Available NOW!

## Features

- Close To The Town Centre
- REDECORATED THROUGHOUT
- Two Bedrooms
- First Floor
- Gas Central Heating
- Available NOW!
- Top Specification
- EPC Rating C
- Council tax Band B

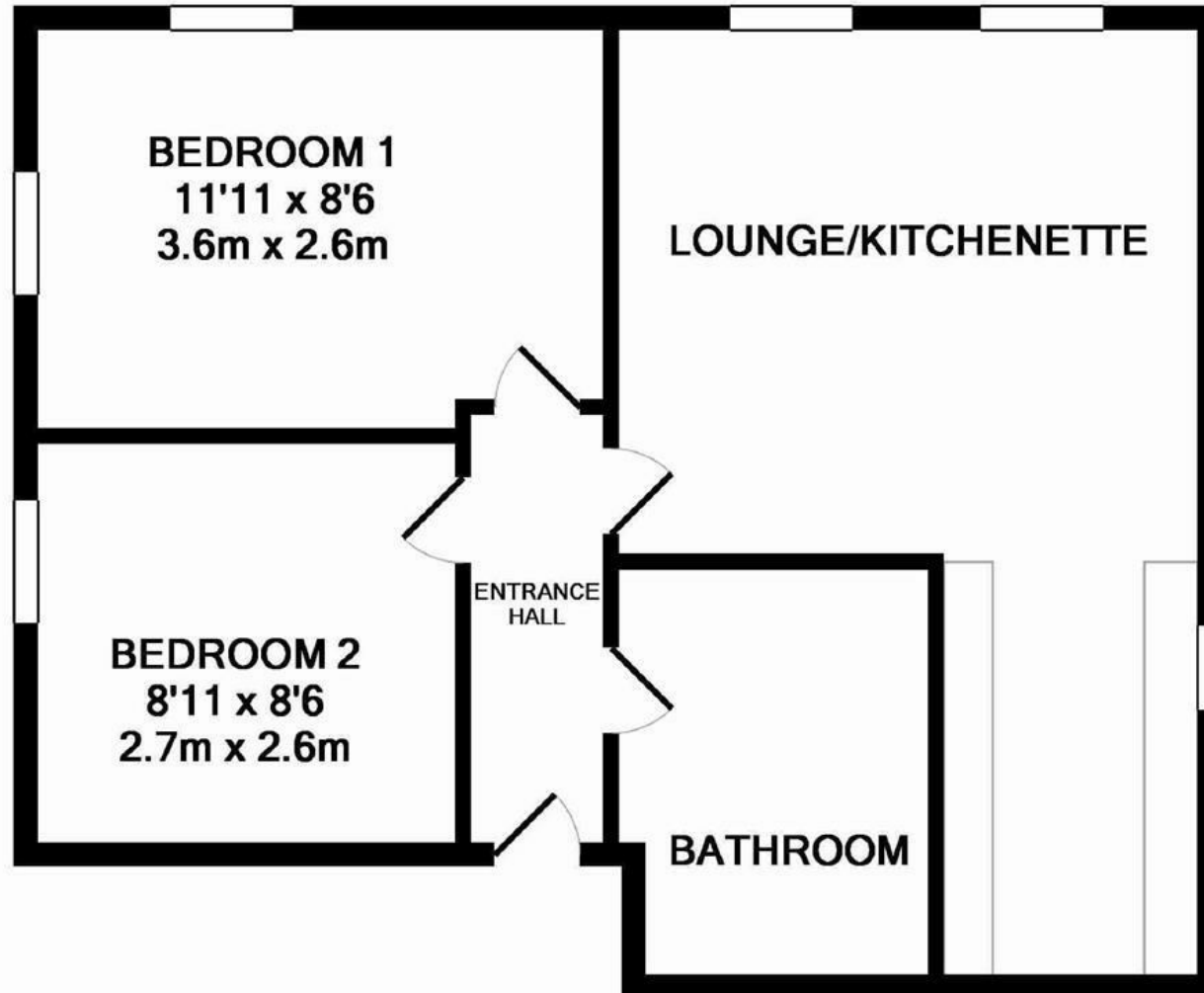
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

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.

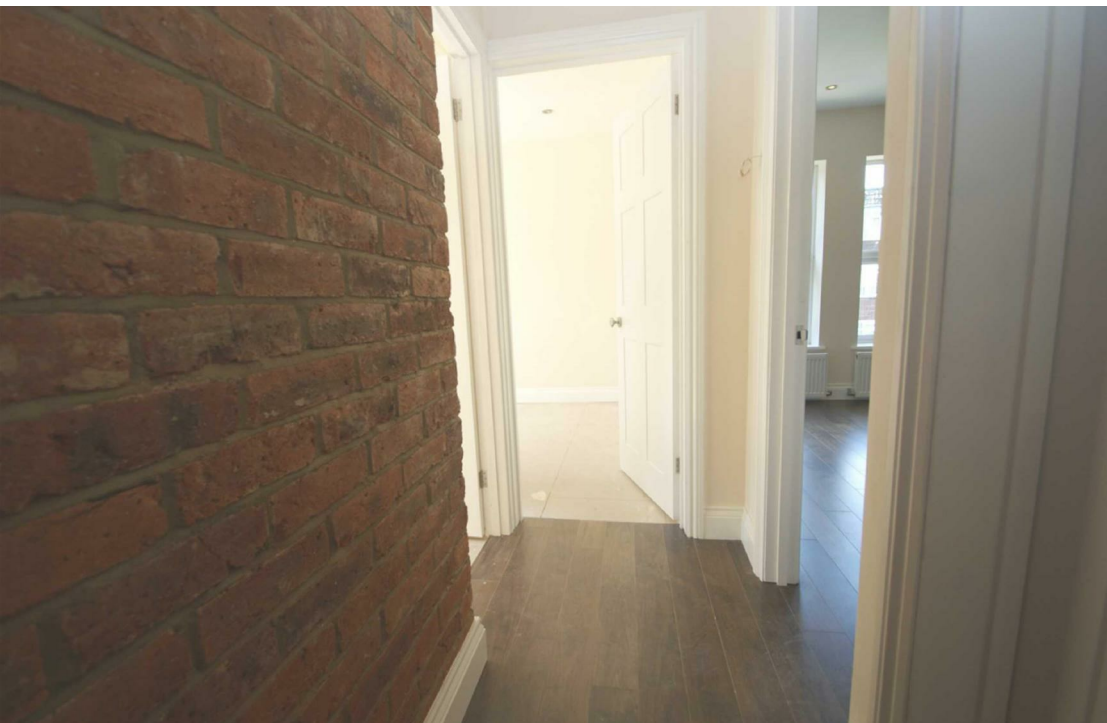


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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