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Warners End Road  
Hemel Hempstead, HP1 3QE

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## Warners End Road, Hemel Hempstead

This refurbished TWO-bedroom GROUND FLOOR maisonette with a patio, offers the perfect blend of modern living and outdoor entertaining. Situated in the popular Warners End area, close by local shops.

The property boasts a contemporary kitchen with ample wall and base units, and work tops to compliment. Built in oven, space for washing machine and fridge/freezer. There is a bright lounge to the front of the property.

The Maisonette boasts one double bedroom and a good size single bedroom. The bathroom is elegantly designed, featuring bath with shower over, pedestal sink, and WC.

Step outside to enjoy your own patio garden.

The property is located in a convenient location within walking distance to shops, doctors and schools.

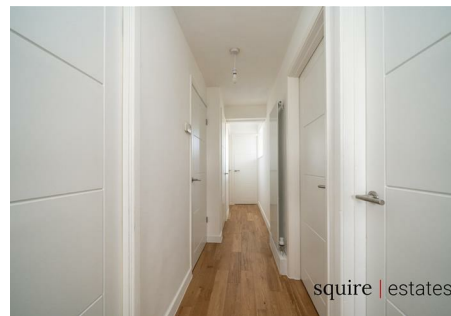
## Features


- Two Bedrooms
- Ground Floor
- Courtyard Garden to rear
- Gas Central Heating
- Available Now!
- Close to local schools & amenities
- EPC - D
- Council tax - B

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

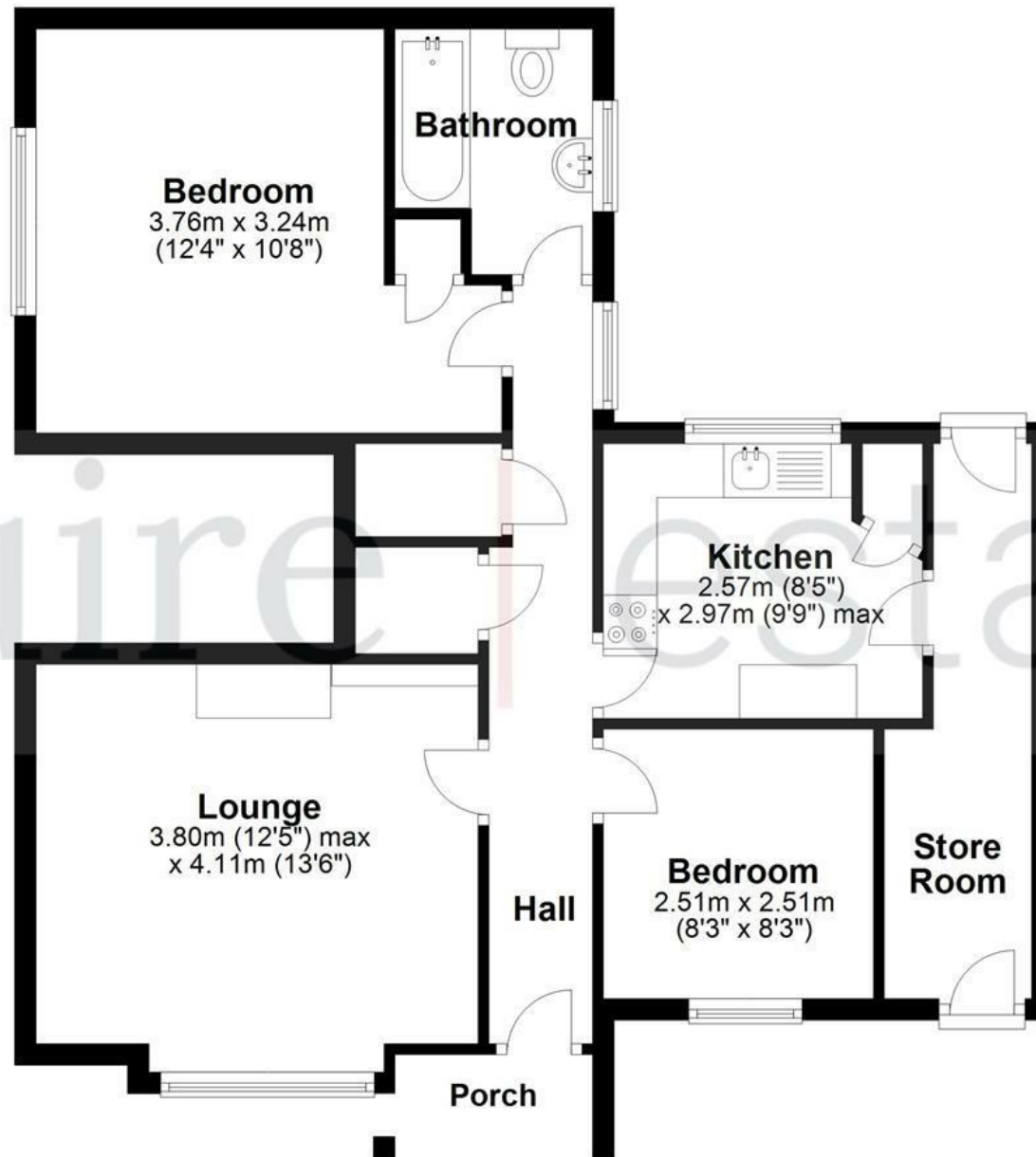
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
	68	75
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC 		

## Ground Floor

Approx. 67.4 sq. metres (725.2 sq. feet)



Total area: approx. 67.4 sq. metres (725.2 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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