



Sleets End  
Hemel Hempstead, HP1 3JA

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## Sleets End, Hemel Hempstead

Welcome to this spacious 3-bedroom home located in the desirable area of Gadebridge. This property is ideal for families, offering generous living spaces and modern conveniences.

Upon entering, you are greeted by a welcoming hallway that leads into a comfortable lounge. The lounge seamlessly transitions into a dining room, which features bi-folding doors that open onto a raised decked area, perfect for outdoor entertaining. The adjacent kitchen is equipped with a range of units, providing ample storage and space for appliances, and includes access to a large larder/utility room for additional convenience.

The ground floor also boasts a cloakroom and a versatile study, offering the flexibility to create a home office or playroom as needed. The study has large walk in storage.

Upstairs, the first floor features three good-sized bedrooms. The master bedroom includes a range of built-in wardrobes, providing plenty of storage space. The recently refurbished bathroom is modern and stylish, adding to the home's appeal.

Externally, the decked area extends the living space outdoors, providing a perfect spot for relaxation and family gatherings with the rest of the garden a usable grass area.

This property in Gadebridge combines spacious interiors with practical features, making it a fantastic choice for a family home. Don't miss out on the opportunity to make this house your own.

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

- Three bedroom family home
- Located in Gadebridge
- Downstairs study
- Good size bedrooms
- Close to local shops
- Close to schools

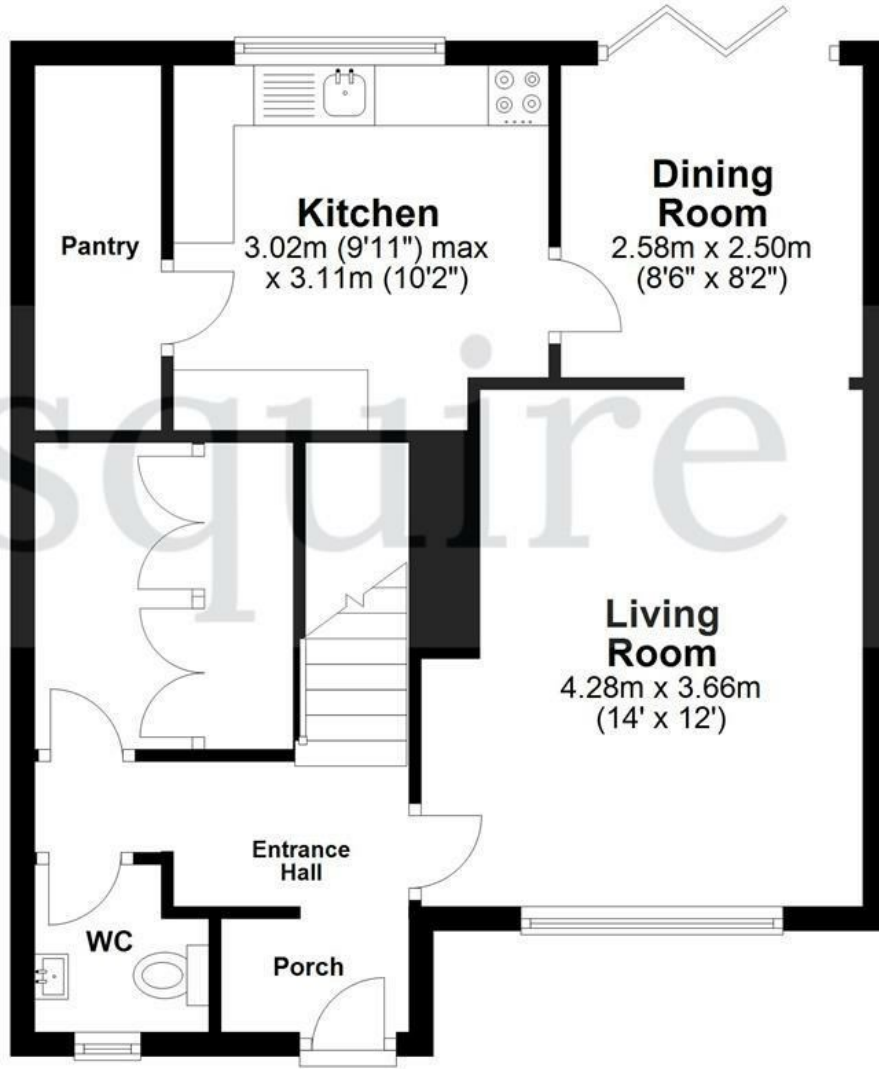
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

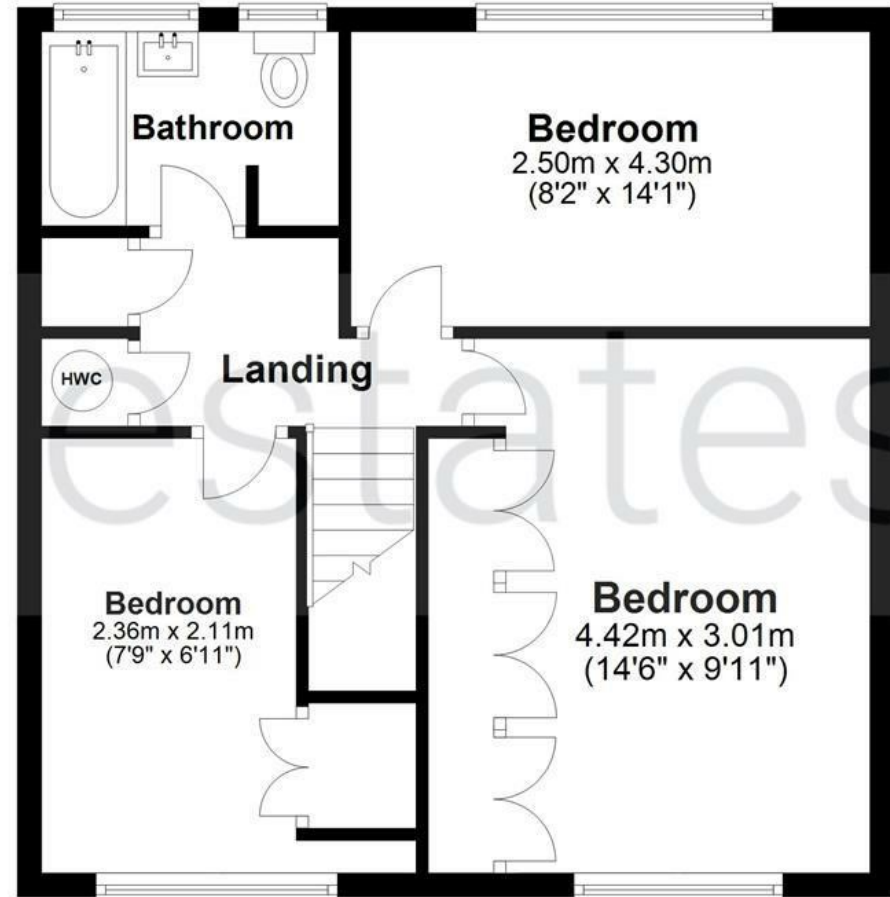
## Ground Floor

Approx. 51.0 sq. metres (548.4 sq. feet)



## First Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 98.7 sq. metres (1062.9 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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