



Windmill Road,
Hemel Hempstead,, HP2 4BT

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This well-presented property features three generously sized double bedrooms. A standout feature of this home is its attractive and spacious rear garden, perfect for outdoor relaxation and entertaining.

The ground floor comprises a welcoming lounge at the front, which seamlessly flows into a spacious dining room. The dining room opens directly onto the garden and connects to a modern, contemporary kitchen. The recently installed kitchen is equipped with high-quality appliances, ensuring a stylish and functional cooking space. Additionally, the ground floor includes a cloakroom and a utility room, providing extra convenience for daily living.

Upstairs, you will find three well-proportioned double bedrooms, each offering ample space and comfort. The family shower room is fully tiled and features a large shower enclosure, a WC, and a hand basin inset into a vanity storage unit, providing both practicality and elegance.

Externally, the property boasts a good-sized, attractive rear garden. This property perfectly balances modern living with comfort, making it an ideal home for families or those seeking generous living space

This family home is situated in Hemel Hempstead, with its comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

The property is a short drive from Hemel Hempstead mainline station with a fast and frequent railway service into London Euston in 24 minutes. Close by are both the M1 and M25 motorways, making the area ideal for commuters.

Highly regarded primary and secondary schools are within close proximity.

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

- Attractive Three Double Bedroom house
- Newly installed contemporary kitchen
- Good size attractive rear garden
- Cloakroom
- Utility room
- Family shower room
- Close to Adeyfield shops and amenities

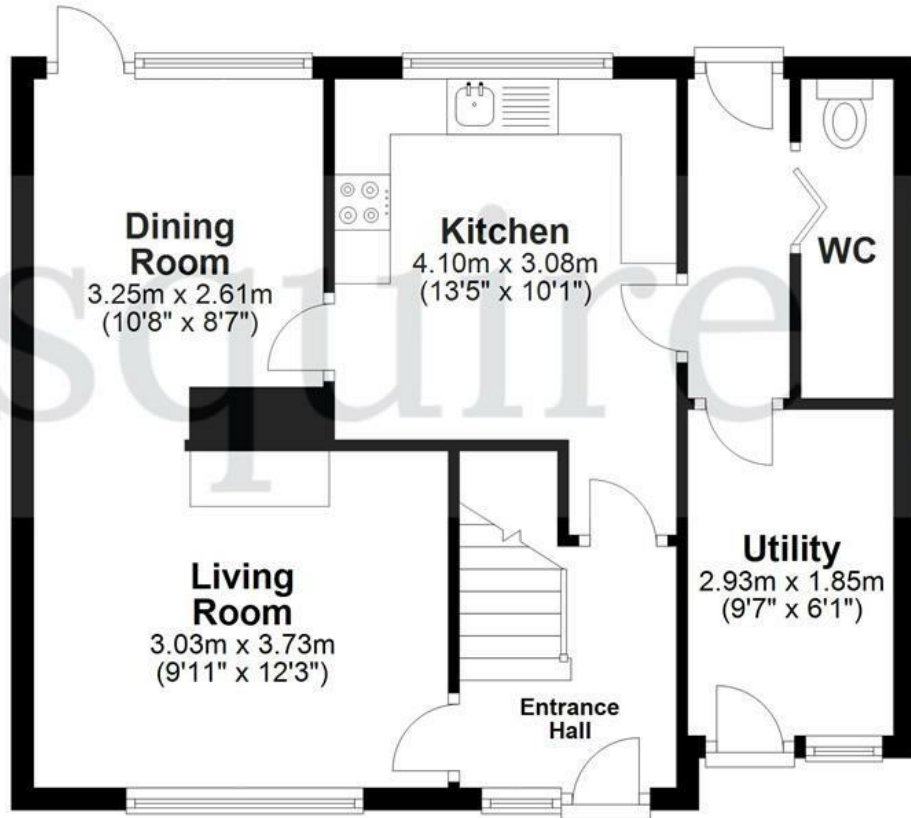
To Book a Viewing

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		71	
(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	

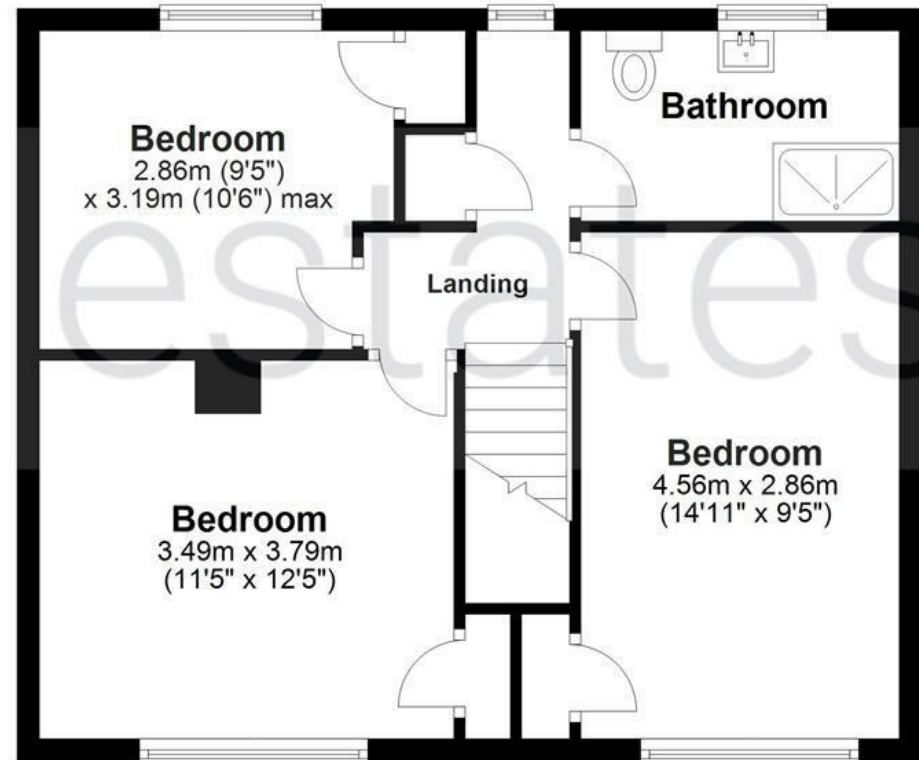
Ground Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



Total area: approx. 98.1 sq. metres (1055.9 sq. feet)

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

