



Camberwell Place
Hemel Hempstead, HP2 7AU

squire | estates

Camberwell Place, Hemel Hempstead

THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE

The property has a good size lounge/ diner to the rear, a fully fitted kitchen with integrated appliances to the front and a cloakroom downstairs. To the first floor is a master bedroom with its own en suite, a further double bedroom and a single bedroom with a separate bathroom for the rest of the family.

The property have been styled using high quality materials and tasteful fixtures and fittings.

Externally there is a private rear garden and GARAGE on block,
Set in the desirable location of Swallow Fields, just a few minutes walk to Maylands Industrial Estate with easy access to M1 & M25.

Available from 20/09/2024

Features

- Three Bedrooms
- En-Suite to main bedroom
- Private Garden
- Garage
- Must be seen
- Available 20th September
- EPC Rating B
- Council Tax Band E

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
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(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	

THE STRATHMORE

THREE BEDROOM HOME

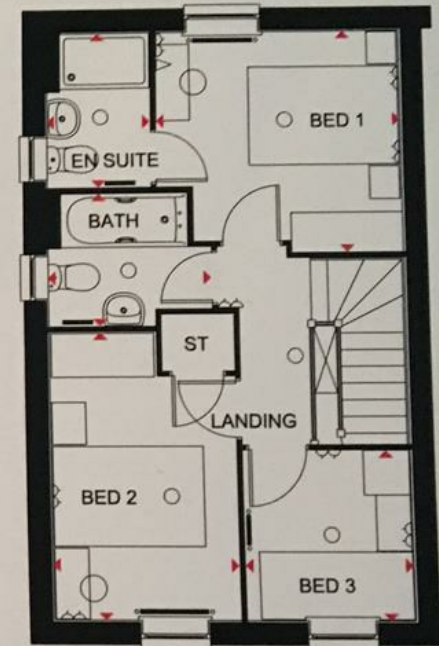
Key

- Light fitting
- ◁ Telephone outlet point
- ⊣ Media panel
- Towel radiator
- ST Store
- wm Washing machine space
- ⦿ Dimension
- ◁ Electric socket
- ◁ T.V. aerial socket
- Radiator
- B Boiler
- t/f Fridge/freezer space
- dw Dishwasher space



Ground Floor

Lounge/Dining	4750 x 4439 mm	15'7" x 14'7"
Kitchen	3475 x 2540 mm	11'5" x 8'4"
WC	1625 x 849 mm	5'4" x 2'9"



First Floor

Bed 1	3266 x 3033 mm	10'9" x 9'11"
En Suite	2119 x 1385 mm	6'11" x 4'7"
Bed 2	3891 x 2461 mm	12'9" x 8'1"
Bed 3	2274 x 2190 mm	7'6" x 7'3"
Bath	2181 x 1815 mm	7'2" x 5'11"

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.



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