



Wharfedale  
Hemel Hempstead, HP2 5TQ

squire | estates

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## Wharfedale, Hemel Hempstead

Squire Estates are pleased to offer this spacious 3-bedroom family home for rent, complete with a private rear garden.

This well-planned, bright, and spacious home provides comfortable living across two floors. On the ground floor, you are welcomed by a hallway leading to a large living and dining area, perfect for family gatherings. The fitted kitchen is equipped with both wall and base units and provides direct access to a quaint courtyard area. Additionally, the third bedroom is located on this floor, offering flexibility as a guest room, office, or playroom.

The first floor features two good-sized bedrooms, providing ample space for a family. The family bathroom is equipped with a bath and shower, with a separate WC for added convenience.

Outside, the property boasts a private rear garden, ideal for outdoor relaxation and entertaining.

This property offers a wonderful opportunity for family living.

Contact us today to arrange a viewing!

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 bedrooms
- Spacious House
- Two separate gardens
- Fitted kitchen
- Close to local schools
- Available now
- EPC - D
- Council Tax - C

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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