



Burgundy Drive
Hemel Hempstead, HP2 7DB

squire | estates

Burgundy Drive, Hemel Hempstead

Located in Burgundy Drive close to the industrial estate of Hemel Hempstead, this delightful semi-detached house offers a perfect blend of comfort and style. Boasting two reception rooms, three bedrooms, and two bathrooms, this property is ideal for families looking for a spacious home.

As you step inside, you are greeted by a lounge featuring French doors that open onto the garden, allowing natural light to flood the room. The good-sized dining room provides the perfect setting for hosting family gatherings and dinner parties. Additionally, the property includes a fully fitted kitchen with coordinating work surfaces, perfect for cooking delicious meals.

The main bedroom comes complete with an en suite for added convenience, as well as fitted wardrobes offering ample storage space. Bedroom two also has fitted wardrobes.

The attached garage with rear garden access also provides a parking space.

Don't miss the opportunity to make this charming property your own and enjoy the comfort and convenience it has to offer.

Available 24/8/2024

Property Measurements;

Lounge 18 x 12 ft

Kitchen 11.9 x 9.6 ft

Reception 2: 11.0 x 7.10 ft

WC: 5.7 x 4.9 ft

Bed-1: 14x10.8 ft

En-suit 8.1x6.4 ft

Bed-2: 13.7 x 10.4 ft

Bed-3: 7.7 x 7.3 ft

Bathroom: 6.11 x 6.9 ft

Garage: 18 x 9 ft

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 semi detached house
- Two reception rooms
- Attached garage with parking space in front
- En suite and fitted wardrobes to master bedroom
- Conveniently located for Industrial area
- Modern fitted kitchen with access to rear garden
- Available 24/08/24
- EPC Rating B
- Council Tax Band E

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE
01442 233533 | www.squirestates.co.uk