



King Edward Street
Hemel Hempstead, HP3 0AD

squire | estates

King Edward Street, Hemel Hempstead

Finished to a very high standard is this immaculate, two double bedroom contemporary style home with courtyard garden and off street parking.

To the ground floor the front door opens into a hallway leading in to a bright, double aspect open plan lounge/dining/kitchen with built-in high specification appliances. There is a guest cloakroom and glazed doors to the secluded rear courtyard garden.

To the first floor there are two double bedrooms. The master benefits from a built-in double wardrobe, and the second bedroom offers a built in storage cupboard. There is a family bathroom with a bath with over head shower, shaving point and a high gloss vanity unit with heated back lit vanity mirror.

Externally, there is a private decked courtyard garden with a useful wooden storage shed. To the front there is off street parking for one car.

The property is conveniently located within walking distance of Apsley main line train station and local amenities.

Available 16/11/24

Features

- Two double bedrooms
- Open plan kitchen/dining/lounge
- Luxury bathroom
- Guest cloakroom
- Off street parking
- Available 16/11/24
- Courtyard garden
- Close to Apsley main line station
- EPC B
- Council tax BAND D

To Book a Viewing

Please contact Squire Estates on 01442 233533.

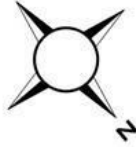
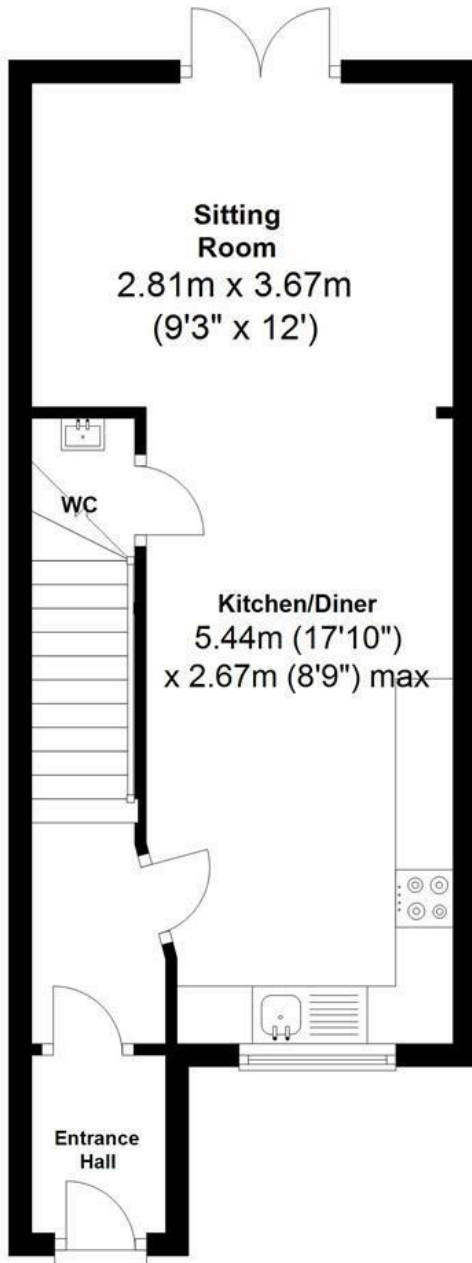
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	84	
(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

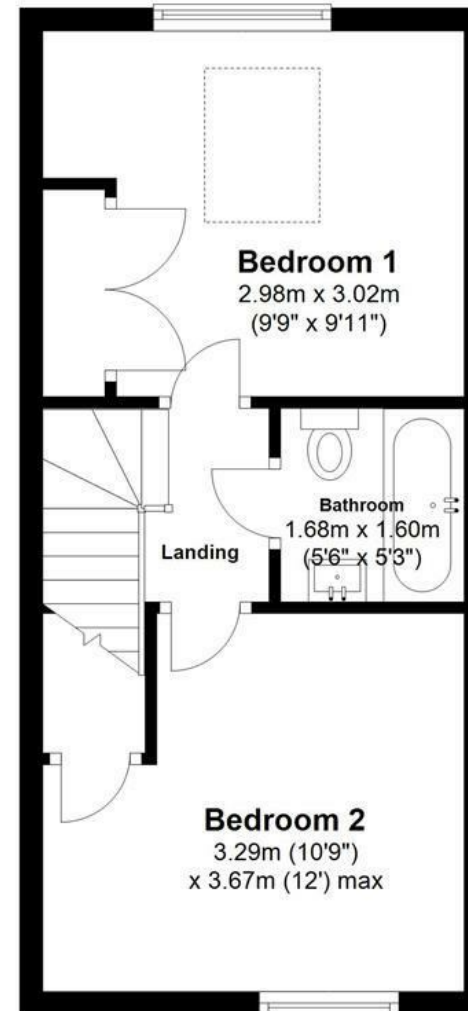
Ground Floor

Approx. 32.4 sq. metres (348.6 sq. feet)

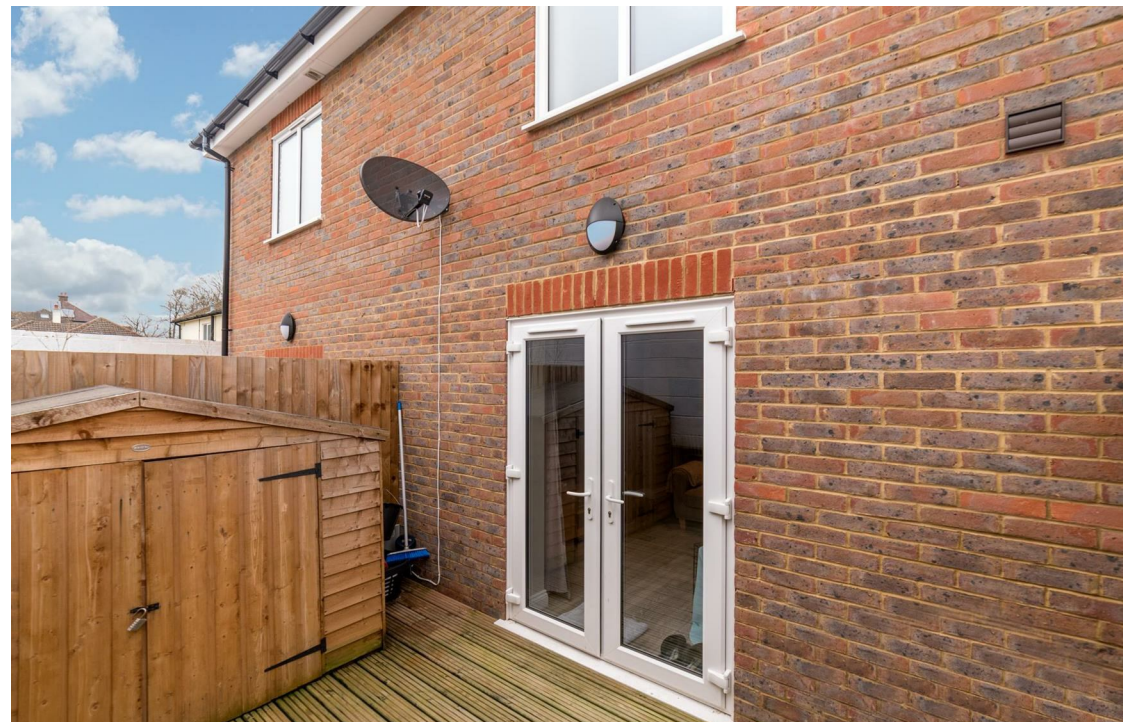


First Floor

Approx. 30.0 sq. metres (322.6 sq. feet)



Total area: approx. 62.4 sq. metres (671.2 sq. feet)



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