



Bronte Crescent  
Hemel Hempstead, HP2 7NS

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## Bronte Crescent, Hemel Hempstead

This 3-bedroom mid-terrace house in the popular area of Woodhall Farm presents a wonderful opportunity for those looking to create their perfect home.

While in need of some refurbishment, the property features an entrance porch leading to a spacious through lounge/diner with new doors opening onto the garden, a fitted kitchen with space for appliances and a back door.

To the first floor there are three bedrooms, two double and a single. There is also a family bathroom.

Outside, to the rear the house has a patio area adjacent to the house with the rest laid to lawn, the garden can be accessed by a rear gate

To the front there is a neat garden with a path leading to the front door.

The property further benefits from a garage located in a nearby block with a parking space in front.

Situated on a residential road in the Woodhall Farm area of Hemel Hempstead the property is close to local shops and amenities including a Sainsbury's supermarket.

Woodhall Farm is also close to Maylands Industrial Estate, and ideal for families as it is home to two primary schools: Holtsmere End Primary School & Brockswood Primary School.

Offered with no upper chain, this home provides excellent potential in a desirable location.

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 house
- In need of refurbishment
- Lovely rear garden
- Garage in near by block
- Walking distance to shops
- Close to local schools
- Council tax C

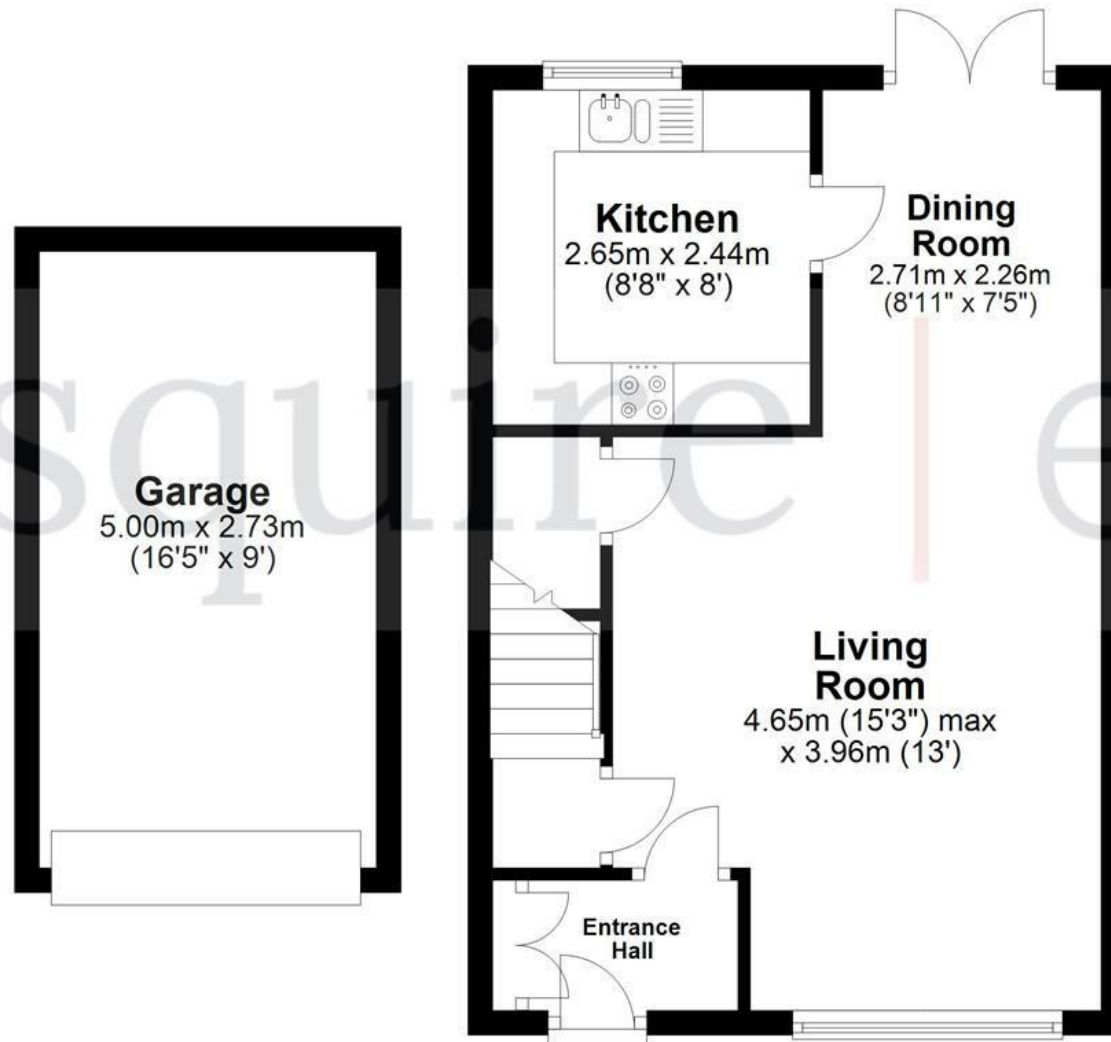
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

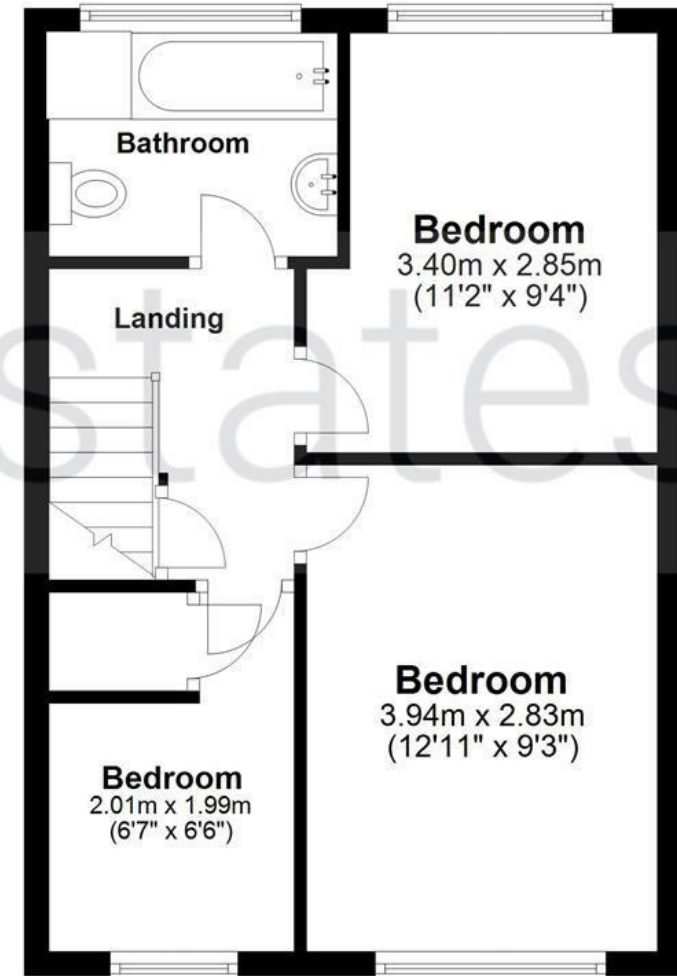
## Ground Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



## First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 86.6 sq. metres (932.4 sq. feet)

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

