



Langley Ave
Hemel Hempstead, HP3 9NS

squire | estates

Langley Ave, Hemel Hempstead

Discover this spacious 3-bedroom semi-detached house, nestled in a popular area just a short walk from Apsley BR station, local shops, and the marina. This home features a garage and offers exciting potential for extension (subject to planning permission).

Step inside to find a through lounge diner that flows effortlessly into the kitchen, equipped with a range of units and a convenient door leading to the good-sized rear garden. The kitchen also includes access to a cloakroom and a utility area, providing practicality for modern living.

On the first floor, you'll find three well-proportioned bedrooms along with a family bathroom, perfect for family life. Outside, the property boasts off-road parking and a garage to the side, enhancing its appeal.

While the house is in need of some TLC, it presents a fantastic opportunity to create your ideal home. With no upper chain, this property is ready for you to make your mark. Don't miss out call us to view today.

Features

- Semi detached house with potential STPP
- Three Bedrooms
- Good size lounge / diner
- Gas Central Heating
- Cloakroom and utility area
- Garage to Side
- Off Street Parking
- No upper chain

To Book a Viewing

Please contact Squire Estates on 01442 233533.

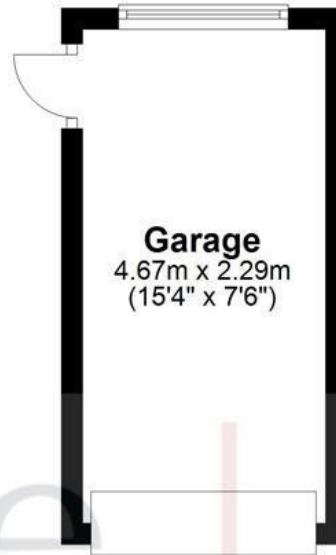
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		66	
(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. 53.9 sq. metres (579.9 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 92.5 sq. metres (995.4 sq. feet)

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



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