



Pear tree Road  
Hemel Hempstead, HP1 3QN

squire | estates

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## Peartree Road, Hemel Hempstead

Welcome to this THREE BEDROOM family home located in the sought-after area of Warners End. This property offers a TWO CAR DRIVEWAY and plenty of living space.

Upon entering, you'll find a spacious and well-appointed kitchen/dining room featuring ample wall and base units, providing plenty of storage and workspace for all your culinary needs. Space for fridge/freezer, washing machine and dishwasher. The kitchen seamlessly leads into a bright and airy extension, currently used as a playroom, offering additional space for family activities or potential for other uses.

The lounge is a cosy and inviting area, ideal for relaxing with loved ones or enjoying quiet evenings in. The large window allows natural light to flood the room.

Upstairs, the property boasts three generously sized double bedrooms, each providing comfortable and private spaces for rest and relaxation. A well-maintained family bathroom comprising of bath with shower over, pedestal sink and WC.

Externally, the property benefits from a two-car driveway, ensuring off-street parking is never an issue. The house is ideally situated in a family-friendly neighborhood, with local amenities, schools, and parks within easy reach. The rear garden has a brick built shed and outside WC.

The property is located close to Laureate Academy and John F Kennedy Secondary school and is within walking distance to Warners End shops. In addition the train station is within a 30 minute walk with its fast links to London. Chaulden borders Boxmoor with Pixies Hill Primary School nearby, a local community centre and bordering lots of green space, including Hemel Rugby club.

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 double bedroom family home
- Large kitchen
- Modern throughout
- Driveway for two cars
- Close to local schools
- Close to shops
- Electric car charging point

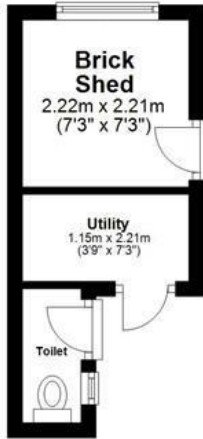
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

| Energy Efficiency Rating                    |  | Current                    | Potential   |
|---|--|----------------------------|---|
| Very energy efficient - lower running costs |  |                            |   |
| (92 plus) A                                 |  |                            |   |
| (81-91) B                                   |  |                            |   |
| (69-80) C                                   |  |                            | 78  |
| (55-68) D                                   |  | 59                         |   |
| (39-54) E                                   |  |                            |   |
| (21-38) F                                   |  |                            |   |
| (1-20) G                                    |  |                            |   |
| Not energy efficient - higher running costs |  |                            |   |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |  |

### Ground Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



Total area: approx. 101.6 sq. metres (1093.8 sq. feet)

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



