



Trebellan Drive
Hemel Hempstead, HP2 5EL

squire | estates

Trebellan Drive, Hemel Hempstead

Welcome to this attractive 3-bedroom semi-detached house! Located on a desirable road. As you approach the house, you will notice a side driveway leading to a convenient garage, providing ample space for parking.

Currently, the property is being cleared out, presenting an excellent opportunity for the new owners to personalize the space according to their preferences and design choices. Whether you envision a modern and sleek aesthetic or a cozy and traditional atmosphere, this property offers a blank canvas to bring your vision to life.

Upon entering, you will be greeted by a hallway giving access to a good-sized lounge, perfect for relaxation and entertaining guests. With a little tlc the lounge would offer a comfortable and inviting atmosphere, with plenty of natural light filtering through the large window.

Adjacent to the lounge is the kitchen, which boasts a breakfast area, making it a fantastic space to enjoy casual meals. The kitchen is well-equipped and offers ample storage and countertop space for preparing meals .

To the first floor the property features three bedrooms, providing ample accommodation for a growing family or the opportunity to have a guest room or home office. Each bedroom offers a comfortable space with sufficient natural light and the potential for personalized touches to make it your own. Access to a spacious loft via a ladder.

Completing the interior is a family bathroom, providing a space to unwind and rejuvenate.

Adeyfield is a sought-after area located within easy reach of both the Maylands Industrial Estate, and the town centre of Hemel Hempstead.

A short drive will take you to the M1 motorway and Hemel British rail station that has frequent fast trains to Euston making it perfect for commuters.

Adeyfield is home to Queens Square, with its fantastic parade of shops and cafés. Local schools include Hobletts Manor and The Adeyfield Academy.

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

- CHAIN FREE
- Three bedroom semi detached home
- Driveway
- IN NEED OF REFURBISHMENT
- Council tax band D
- Garage
- Quiet popular road.

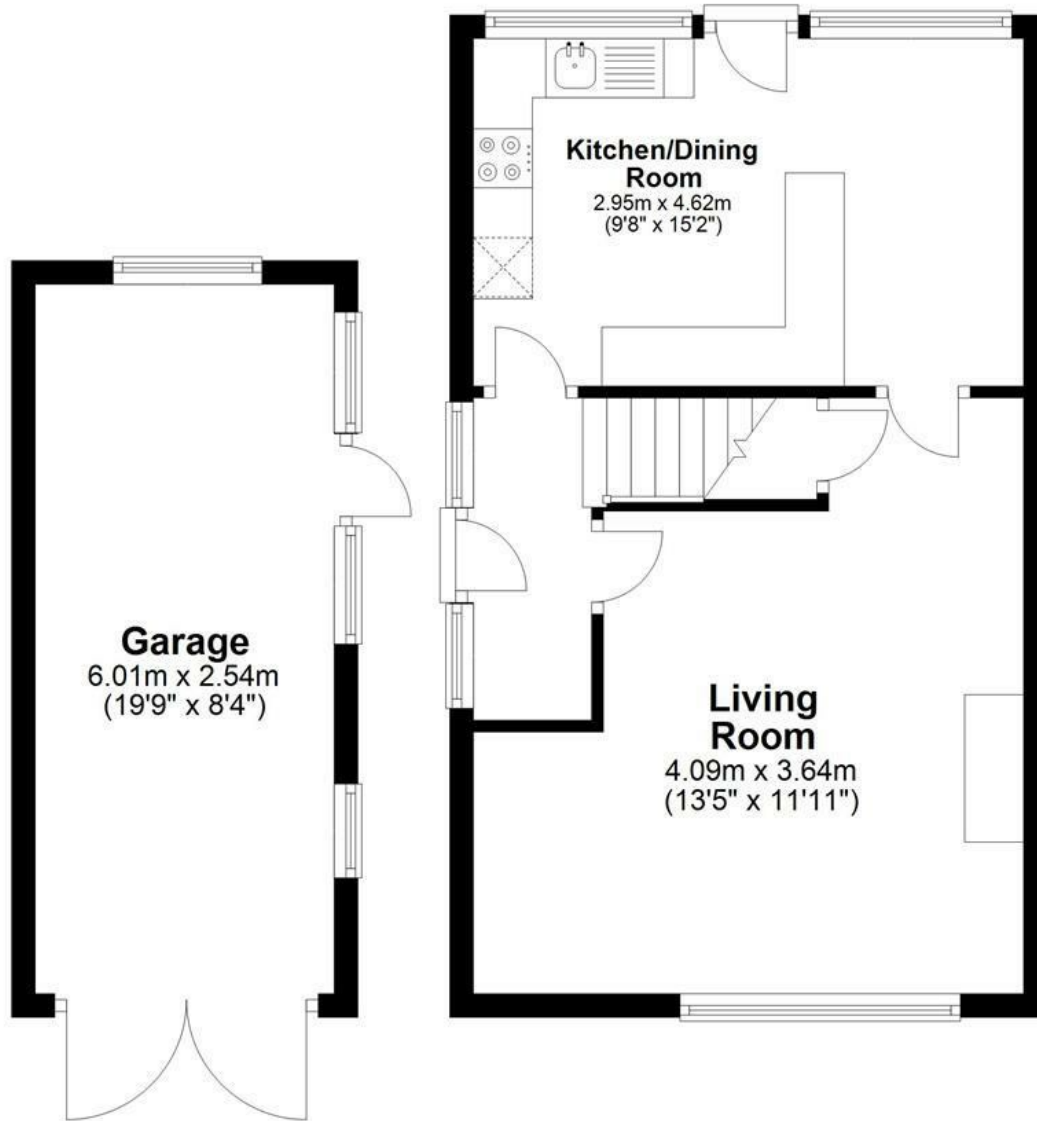
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

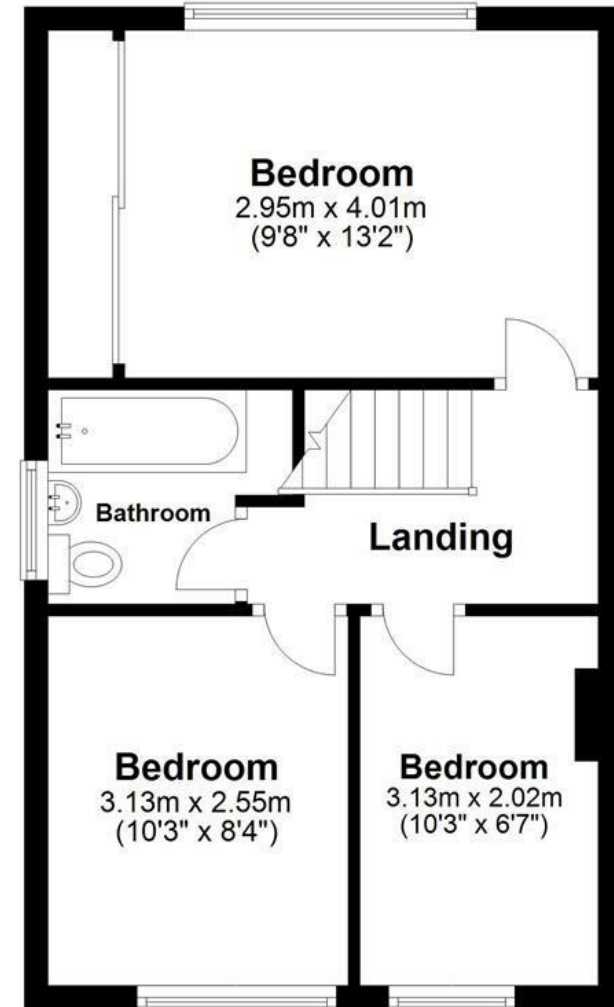
Ground Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 90.6 sq. metres (975.2 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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