



Washington Avenue
Hemel Hempstead, HP2 6AA

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Washington Avenue, Hemel Hempstead

Nestled on Washington Avenue in the charming town of Hemel Hempstead, this fully refurbished FOUR bedroom townhouse is a true gem waiting to be discovered. Boasting a modern and sleek design, this property features a ground floor W/C and a spacious garage along with off-road parking for TWO vehicles - perfect for a growing family or those who love to entertain.

The heart of this home is the open plan modern kitchen, complete with a stylish breakfast bar, ideal for hosting gatherings or simply enjoying a quiet morning cup of tea. The property's prime location in Grovehill offers easy access to local amenities including the esteemed Haywood Grove primary school and Astley Cooper secondary school, making it an ideal choice for families with children.

Conveniently situated near shops and transportation links, this townhouse provides a lifestyle of comfort and ease. With the M1 motorway within reach, commuting to work or exploring the surrounding areas couldn't be more convenient.

Don't miss out on the opportunity to make this house your home - book a viewing today and step into a world of modern living in a sought-after location.

Available from 01/11/24

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

- FOUR bedroom townhouse
- Refurbished throughout
- Open plan modern kitchen
- Garage
- Ground floor W/C
- Available from 01/11/24
- Off road parking for Two cars
- Walking distance of Haywood Grove Primary School and The Astley Cooper Secondary School
- EPC - C
- Council tax - C

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		
(81-91) B		
(69-80) C	69	80
(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	



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