



Katrine Square  
Hemel Hempstead, HP2 6PF

squire | estates

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## Katrine Square, Hemel Hempstead

This two-bedroom home, nestled in a quiet cul-de-sac, offers great potential with some TLC.

The open-plan kitchen and lounge area create a spacious, inviting atmosphere, with a range of kitchen units, a convenient breakfast bar, and stairs leading to the first floor. Double doors open from the lounge into a conservatory, perfect for additional seating or a garden room.

Upstairs, the property features two bedrooms, with the master offering ample space as a double. The family bathroom includes a bath with an overhead shower, WC, and wash basin, and access to a boarded loft is available from the landing, providing extra storage.

Outside, the rear garden includes a gate leading directly to peaceful woodland, while the front garden is laid to low-maintenance astro turf. This property is an ideal opportunity for those happy to do some remedial work looking to add personal touches and make it their own.

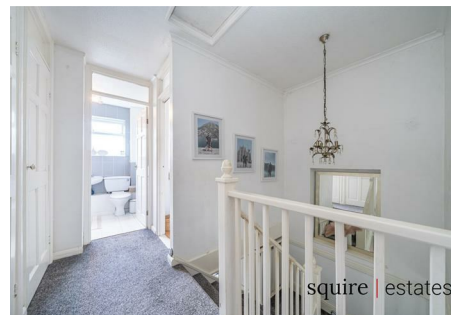
## Features

- Two bedroom house
- In need of some TLC
- Openplan living
- Rear garden with access to woods
- Conservatory
- Close to local shops
- Close to local schools

## 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) <b>A</b>                                 |  |                            | <b>92</b> |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  | <b>70</b>                  |           |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |

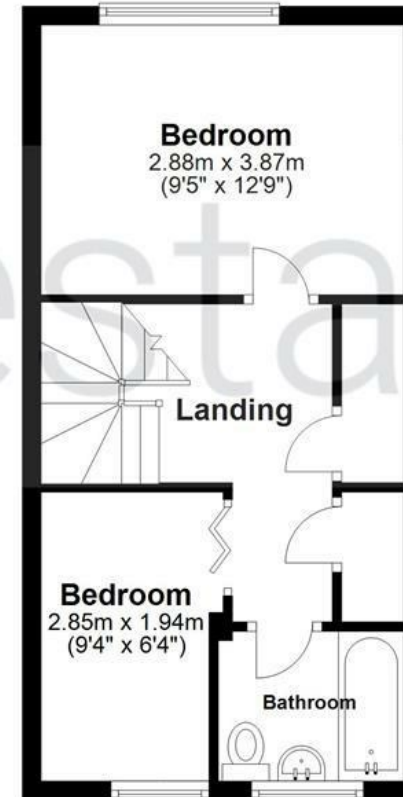
## Ground Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



## First Floor

Approx. 31.3 sq. metres (336.5 sq. feet)



Total area: approx. 74.4 sq. metres (801.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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