



Bodwell Close  
Hemel Hempstead, HP1 3RG

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## Bodwell Close, Hemel Hempstead

This bright and spacious four double bedroom, two bath/shower room family home is located in a quiet close in the popular Warners End area of Hemel Hempstead. Spanning three floors, the property boasts a loft extension, which provides a generous master bedroom complete with a dressing room and an en-suite shower room.

Upon entering the property, the ground floor welcomes you with an enclosed porch that opens into the hallway. The lounge offers ample space and lovely views to the front. The heart of the home is the kitchen/dining room, which stretches across the full width of the property. This well-fitted space features both floor and base units, with room for essential appliances such as a fridge/freezer, dishwasher, washing machine, and oven. The glazed doors from the kitchen open out to the rear garden. Next to the kitchen is a convenient utility area offering excellent storage, a boiler, and space for a tumble dryer.

Moving to the first floor, a spacious landing leads to three good-sized double bedrooms and a fully tiled family bath/shower room, complete with a bath, electric power shower, sink, and WC.

The second floor reveals the standout feature of this home: a lovely double-aspect master bedroom. This room benefits from Velux windows, a dressing room, and a modern en-suite shower room with a ceramic tiled floor, corner shower, sink with vanity unit, and WC.

Outside, the rear garden is mostly laid to lawn, with a full-width paved and decked patio area, perfect for outdoor furniture. The front garden comprises of shrubs and flower beds, creating a welcoming entrance. Additionally, there is convenient parking available within the close. This home offers comfortable family living in a sought-after area.

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

- Semi detached family home
- FOUR DOUBLE bedrooms
- Principle bedroom with en-suite shower and dressing-room / study
- Kitchen / diner
- Gas central heating
- Located close to local schools

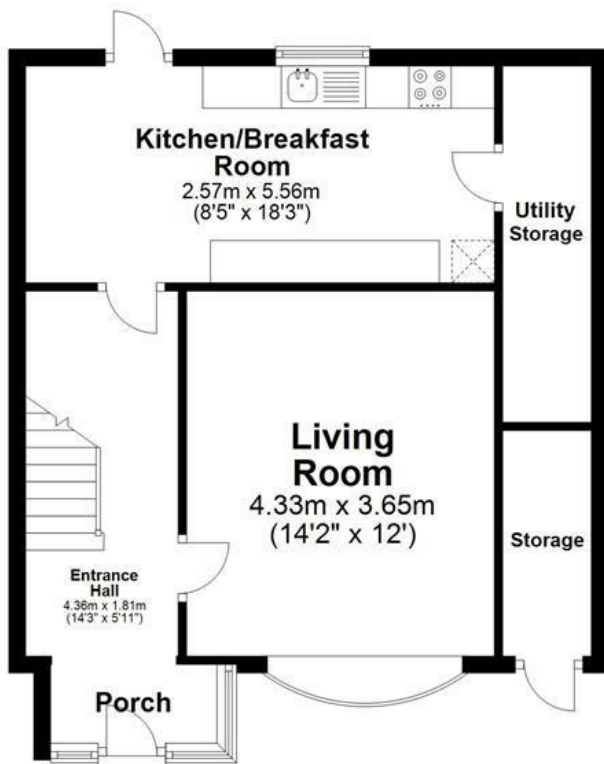
## To Book a Viewing

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	82
England & Wales		EU Directive 2002/91/EC	

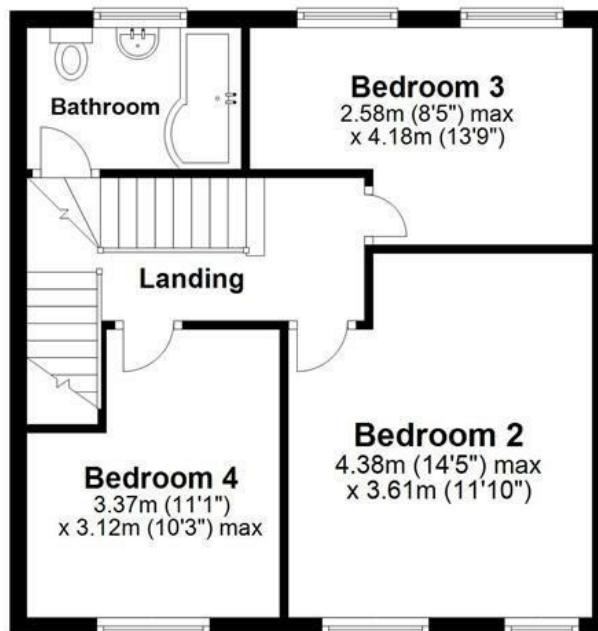
### Ground Floor

Approx. 49.4 sq. metres (531.2 sq. feet)



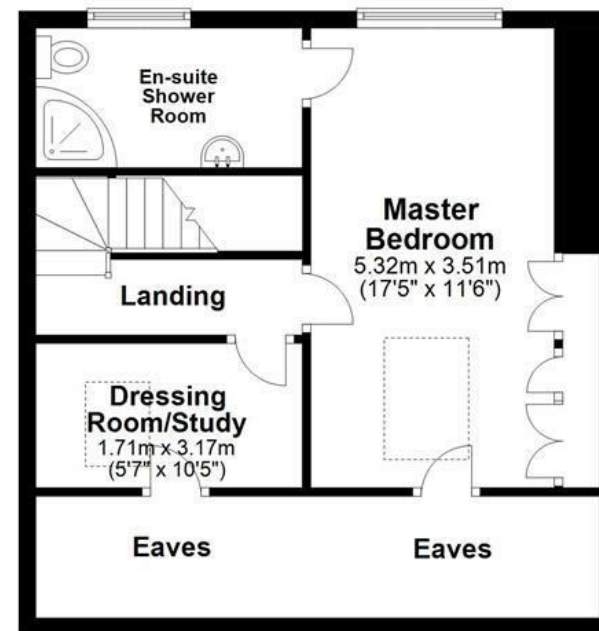
### First Floor

Approx. 47.6 sq. metres (512.1 sq. feet)



### Second Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



Total area: approx. 141.9 sq. metres (1527.7 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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