



Fennycroft Road  
Hemel Hempstead, HP1 3NR

squire | estates

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## Fennycroft Road, Hemel Hempstead

This delightful TWO DOUBLE BEDROOM end of terrace home, situated in the sought-after area of Gadebridge offers comfortable living with a range of desirable features. The property is available CHAIN FREE.

To the front of the property there is a bright and spacious lounge ideal for relaxing and to the rear an open-plan kitchen / diner which boasts a variety of wall and base units with an integrated oven and hob. A breakfast bar / island provides extra worktop space and the dining area space for a table, this family friendly room provides a modern, social space for entertaining.

The property boasts TWO generously sized double bedrooms, the principal bedroom with fitted wardrobes. The family bathroom features a bath with shower over and a separate WC.

Externally, the garden comprises of a decked area for entertaining and the rest laid to lawn, with the useful addition of a concrete shed. The property benefits from a garage and a dedicated parking space to the rear of the property which can be accessed via a gate from the rear garden.

Located in a quiet residential area, this home offers easy access to local shops, transport links, and parks, making it a fantastic opportunity for both first-time buyers and investors. Don't miss out on this inviting home.

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

- End of Terrace house
- TWO DOUBLE bedrooms
- Kitchen / diner
- Lounge
- Garage
- Parking space
- Close to shops and amenities
- CHAIN FREE

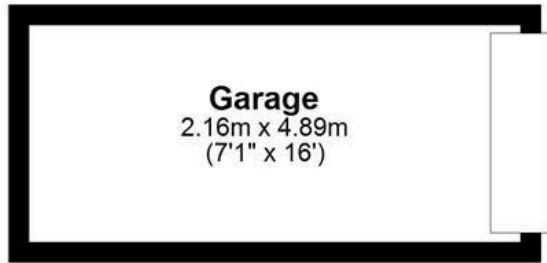
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

| Energy Efficiency Rating                    |    | Current                    | Potential |
|---|----|----------------------------|-----------|
| Very energy efficient - lower running costs |    |                            |           |
| (92 plus) A                                 |    |                            | 86        |
| (81-91) B                                   |    |                            |           |
| (69-80) C                                   | 69 |                            |           |
| (55-68) D                                   |    |                            |           |
| (39-54) E                                   |    |                            |           |
| (21-38) F                                   |    |                            |           |
| (1-20) G                                    |    |                            |           |
| Not energy efficient - higher running costs |    |                            |           |
| England & Wales                             |    | EU Directive<br>2002/91/EC |           |

## Ground Floor

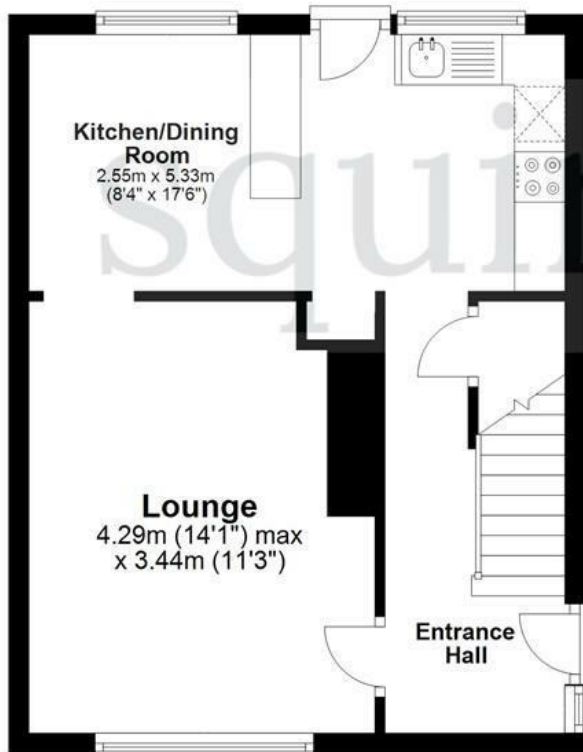
Approx. 55.4 sq. metres (596.5 sq. feet)



**Garage**  
2.16m x 4.89m  
(7'1" x 16')

## First Floor

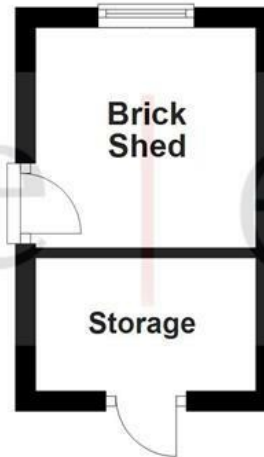
Approx. 38.3 sq. metres (412.0 sq. feet)



**Kitchen/Dining Room**  
2.55m x 5.33m  
(8'4" x 17'6")

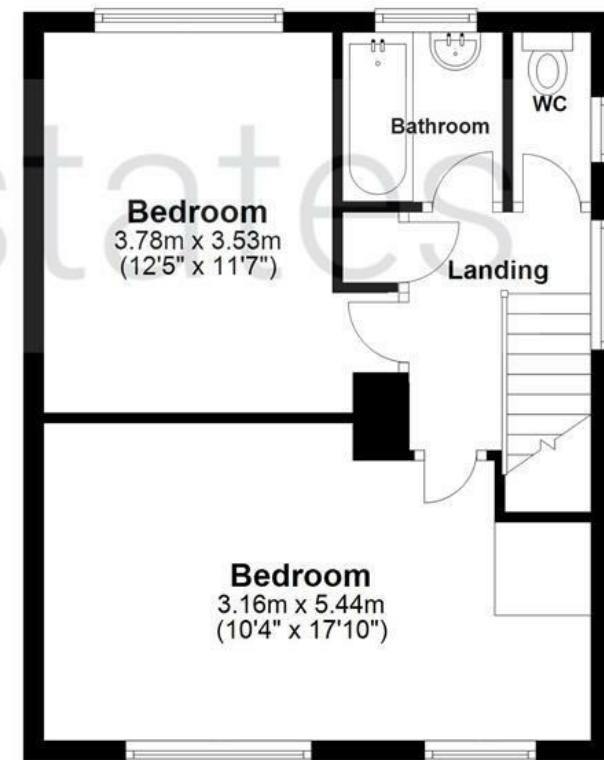
**Lounge**  
4.29m (14'1") max  
x 3.44m (11'3")

**Entrance Hall**



**Brick Shed**

**Storage**



**Bedroom**  
3.78m x 3.53m  
(12'5" x 11'7")

**Bedroom**  
3.16m x 5.44m  
(10'4" x 17'10")

**Bathroom**

**WC**

**Landing**

Total area: approx. 93.7 sq. metres (1008.5 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  
Plan produced using PlanUp.



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