



Cuffley Court  
Hemel Hempstead, HP2 7LS

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## Cuffley Court, Hemel Hempstead

This delightful ground floor flat offers a wonderful blend of modern living and tranquil surroundings. With direct access to a peaceful communal garden that backs onto beautiful woodland, this home is perfect for those seeking access to an outside space.

The bright lounge has sliding doors that open directly onto the communal garden. This seamless connection to the outdoor space creates an inviting atmosphere, perfect for enjoying fresh air and views of the woodland beyond. The modern kitchen boasts ample floor and wall units, co-coordinating work surfaces and a built-in oven and hob.

The property also features two spacious double bedrooms both with fitted wardrobes providing ample room for relaxation and storage. The bathroom comprises of a bath with shower over, a basin and a toilet.

With a long lease of 990 years, this property offers security and peace of mind for the future. Whether you're a first-time buyer, downsizing or looking for a buy to let property this ground floor flat could be for you.

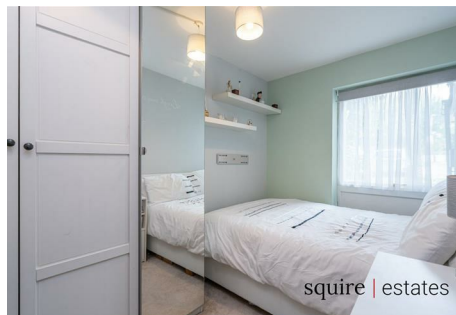
## Features


- Ground floor flat
- Two double bedrooms with wardrobes
- Lounge with doors giving access to communal gardens
- Modern kitchen
- 990 year lease
- No ground rent
- Parking pass

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

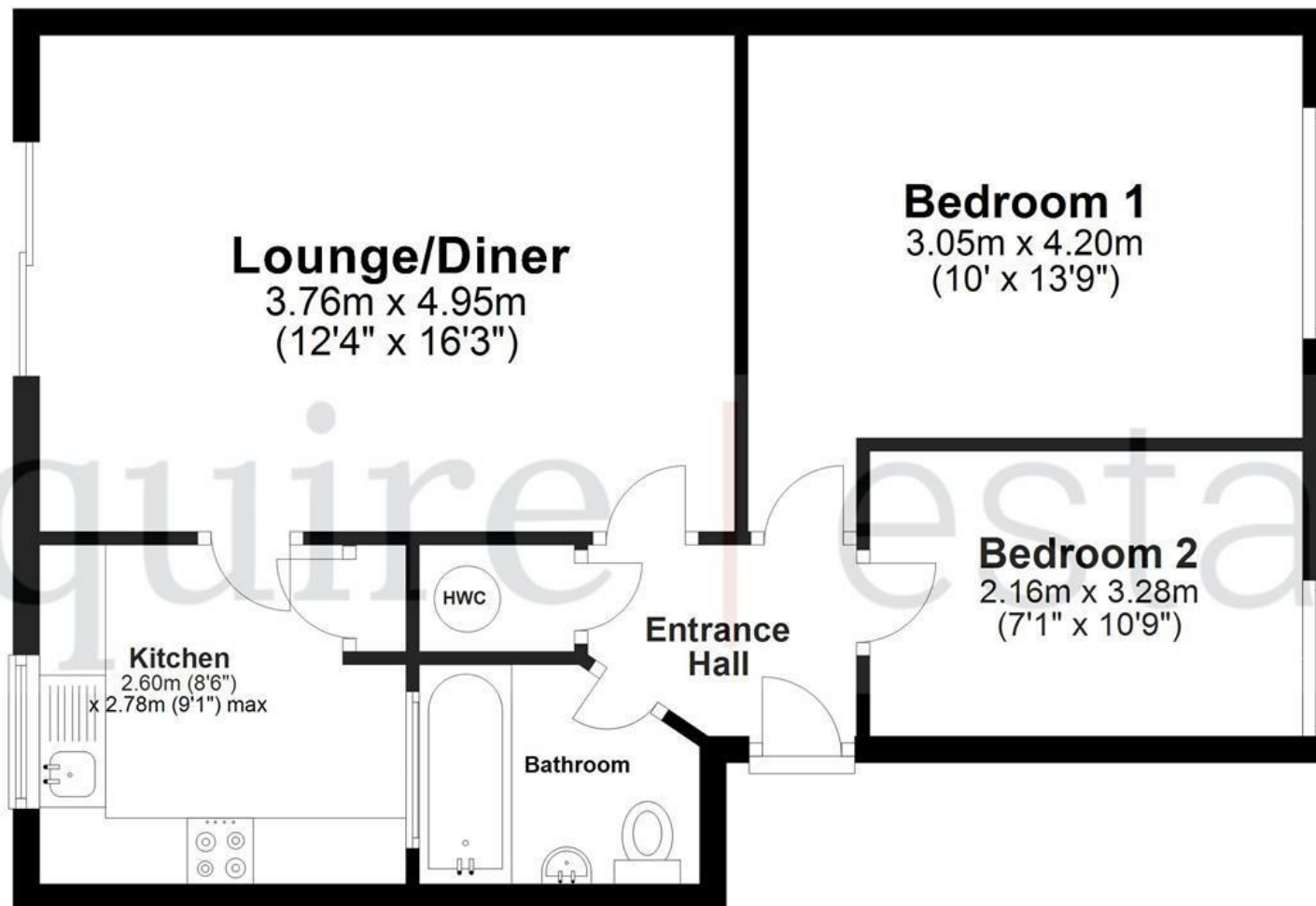
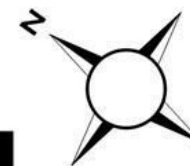
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Floor Plan

Approx. 56.4 sq. metres (607.1 sq. feet)



**Total area: approx. 56.4 sq. metres (607.1 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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