



Long Chaulden  
Hemel Hempstead, HP1 2NP

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## Long Chaulden, Hemel Hempstead

Welcome to this charming property located in the sought-after area of Long Chaulden, Hemel Hempstead. This delightful flat boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three bedrooms, there is ample space for everyone to enjoy.

Recently refurbished, this property exudes a fresh and modern feel, ready for you to move in and make it your own. Imagine sipping your morning coffee on the balcony, enjoying the fresh air and peaceful surroundings. Additionally, the communal garden provides a lovely space for outdoor activities or simply unwinding after a long day.

Conveniently situated within walking distance to local schools, this property is ideal for families with children. The proximity to schools not only offers convenience but also ensures a strong sense of community within the neighbourhood.

Available from 23/11/24

## Features

- Three bedrooms
- Recently Refurbished
- First floor
- Balcony
- Communal Garden
- Available from 23/11/24
- Walking distance to local schools & amenities
- EPC - C
- Council tax - B

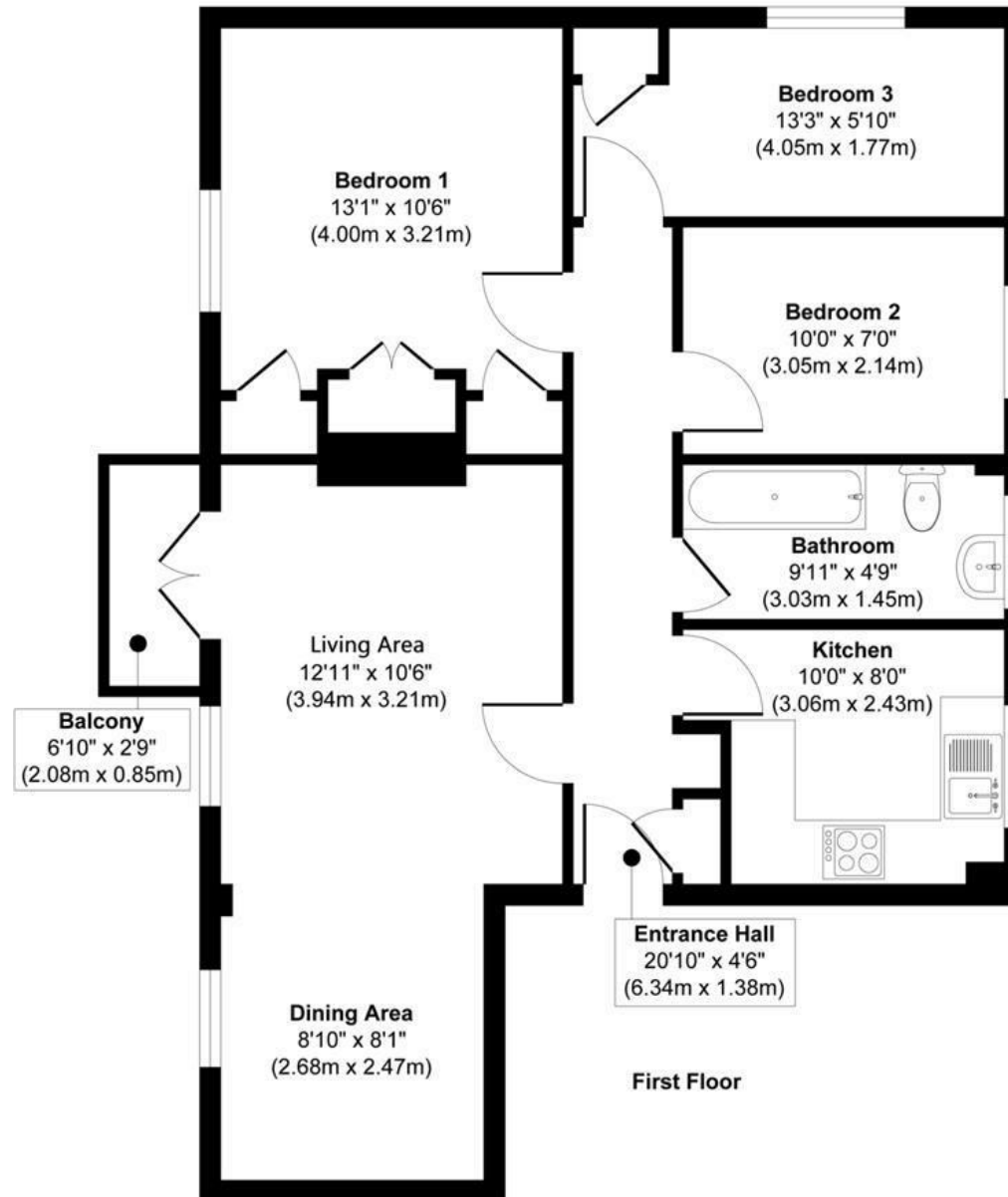
## To Book a Viewing

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Approx. Gross Internal Floor Area 710 sq. ft / 66.04 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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