



Ivory Court
Hemel Hempstead, HP3 9YJ

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Ivory Court, Hemel Hempstead

Nestled in a cul de sac in Corner Hall, this well-presented modern 2-bedroom semi-detached house offers both comfort and convenience. Its location provides a peaceful setting, ideal for those seeking a serene lifestyle.

The heart of the home is the through lounge-diner, which boasts doors opening directly onto a neat rear garden, creating a seamless indoor-outdoor flow.

The fitted kitchen, complete with appliances, is conveniently located off the lounge, offering a functional and stylish space for cooking and entertaining. A cloakroom on the ground floor adds extra practicality.

The property features two spacious double bedrooms, perfect for families or professionals. The bathroom is fitted with a shower over the bath, combining modern design with everyday convenience.

Outside, the rear garden includes two sheds and a handy side passageway, providing ample storage and easy accessibility.

This home also benefits from off-road parking for one car and shared use of a visitor space with the adjoining property. A perfect blend of modern living in a tranquil setting.

Corner Hall is a 20 minute walk or a 5 minute drive to Apsley BR train station which provides fast and frequent trains into London Euston. The property is also walking distance to Apsley Marina where there is a choice of restaurants and a convenience store.

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

- Modern semi detached house
- Two double bedrooms
- Through lounge / diner
- Cloakroom
- Attractive rear garden
- Off road parking for 1 and share of visitor space
- Must see

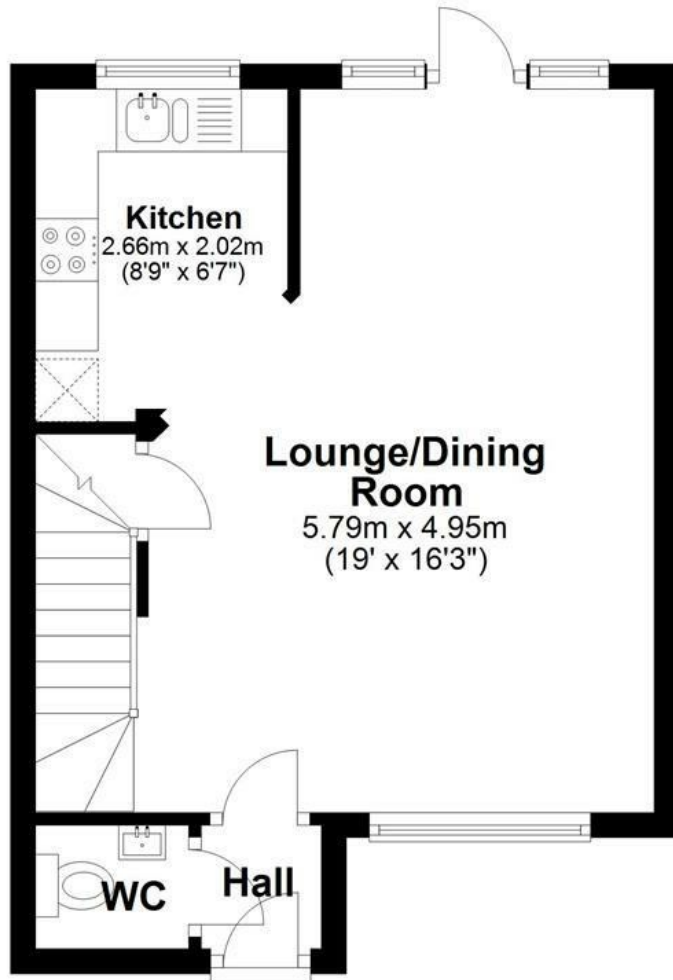
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

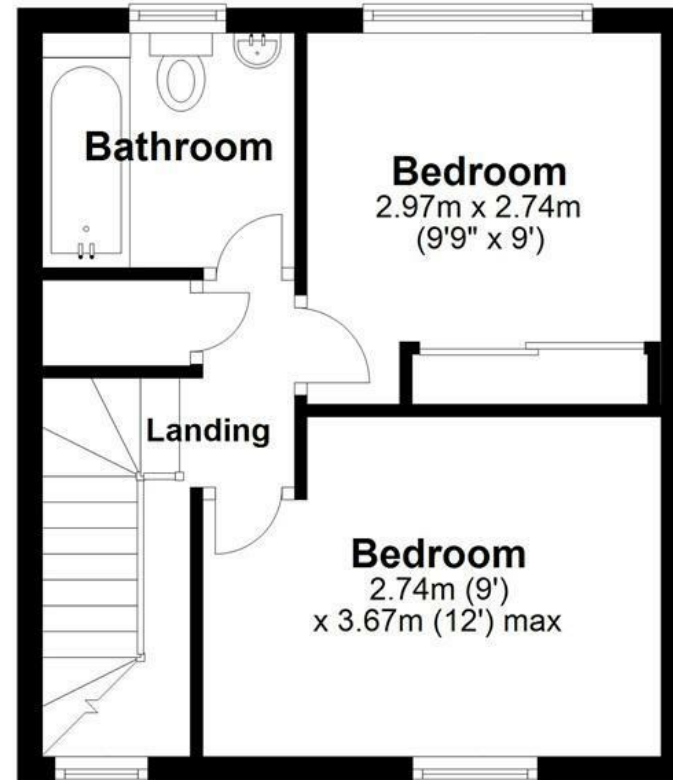
Ground Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



First Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



Total area: approx. 59.7 sq. metres (642.7 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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