



Manscroft Road  
Hemel Hempstead, HP1 3HX

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## Manscroft Road, Hemel Hempstead

Situated in the highly sought-after area of Gadebridge, this beautifully presented and extended three-bedroom house is the perfect choice for families looking for a spacious and versatile home.

The property features three generous reception rooms, offering plenty of space for relaxation, dining, and entertaining. One of these rooms opens onto the well-maintained garden through sliding doors, creating a seamless connection between indoor and outdoor living.

The kitchen is functional and equipped with integrated appliances, a convenient sit-up breakfast bar and a separate utility area that adds practicality, while a ground-floor shower room enhances the home's convenience.

Upstairs, there are three good-sized bedrooms, all designed to suit the needs of a growing family. The first floor also includes a well-appointed family bathroom, ensuring comfort for everyone.

The exterior of the property is equally impressive, with a well-presented garden that features side access and a workshop/storeroom. This versatile space could easily be upgraded to serve as a home office or gym, catering to modern lifestyles.

An integral garage offers additional storage or conversion potential, while the driveway and a space to the side of the property provides ample parking for up to three cars.

The house offers the potential to extend STPP over the garage to add a fourth bedroom with an en-suite.

This delightful family home, with its thoughtful layout and excellent location, is not to be missed. Arrange a viewing today to see everything it has to offer.

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

- Three bedroom semi detached house
- Thoughtfully extended
- Three reception rooms
- Ground floor shower room and first floor bathroom
- Kitchen with sit up breakfast bar
- Utility area
- Garage and off road parking for 3 cars
- Well presented garden
- Garden store / workshop could be a room
- No Upper Chain

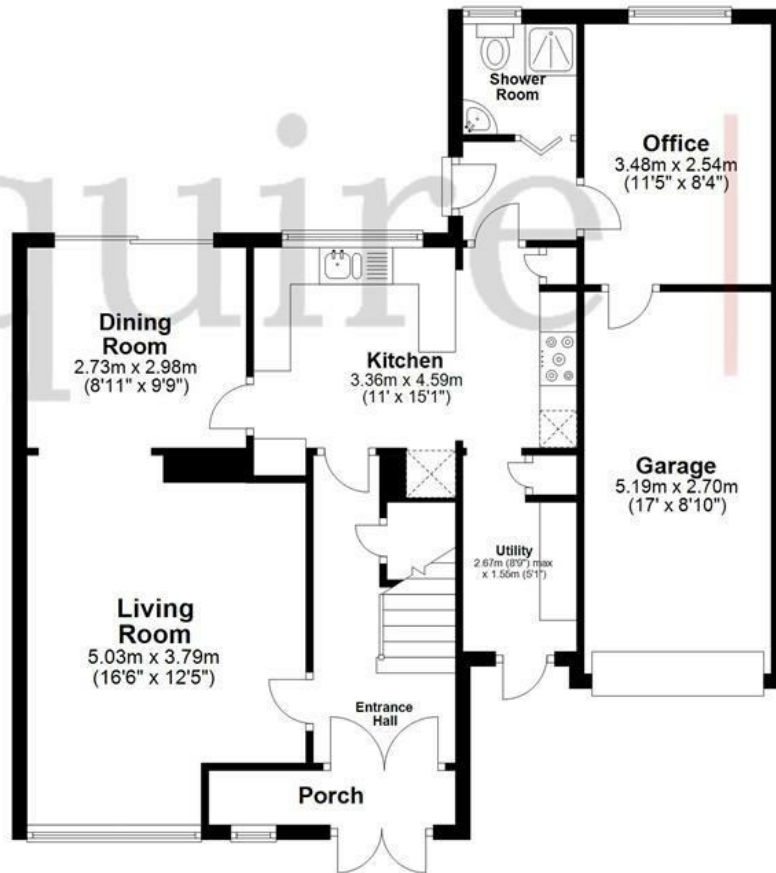
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

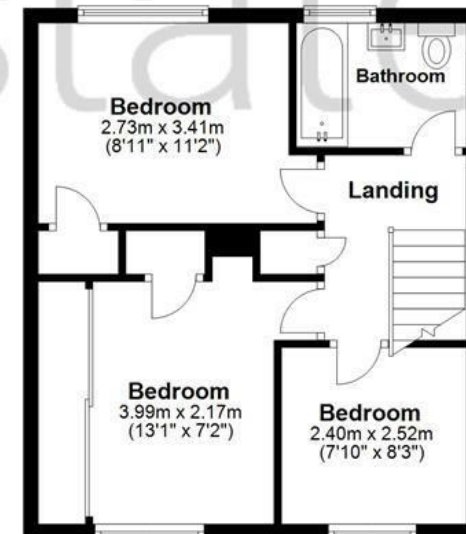
### Ground Floor

Approx. 83.5 sq. metres (898.5 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.1 sq. feet)



Total area: approx. 123.5 sq. metres (1329.7 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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