



Aycliffe Drive
Hemel Hempstead, HP2 6DF

squire | estates

Aycliffe Drive, Hemel Hempstead

This spacious FOUR bedroom terraced family home is located in the sought-after area of Grovehill, offering generous living space and modern conveniences.

As you enter the property the spacious hallway provides a useful area that could be used as a study. The heart of the home is the bright and airy open-plan living and dining area with french doors opening onto the garden.

The good-sized kitchen provides plenty of workspace and storage, with integrated dishwasher, washing machine and space for fridge freezer, it also provides a door leading to the rear garden. A shower room with WC completes the ground floor.

To the first floor, the property features four well-proportioned bedrooms, all benefiting from built-in storage, ensuring ample space for the whole family. A stylish family bathroom serves this floor comprising of bath with shower over, sink and WC.

Outside the rear garden has a decked area, with the remaining laid to lawn and a brick built shed.

The property is located in the Grovehill area of Hemel Hempstead, within walking distance of local shops and a reliable bus service into the Town Centre.

The area also benefits from being a short drive to the M1 and M25 motorways and the train station with a fast and frequent rail service into London Euston.

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

- Four Bedroom Family Home
- Bathroom and Shower room
- Spacious lounge diner with french doors
- Fitted Kitchen
- Close to shops
- Close to schools

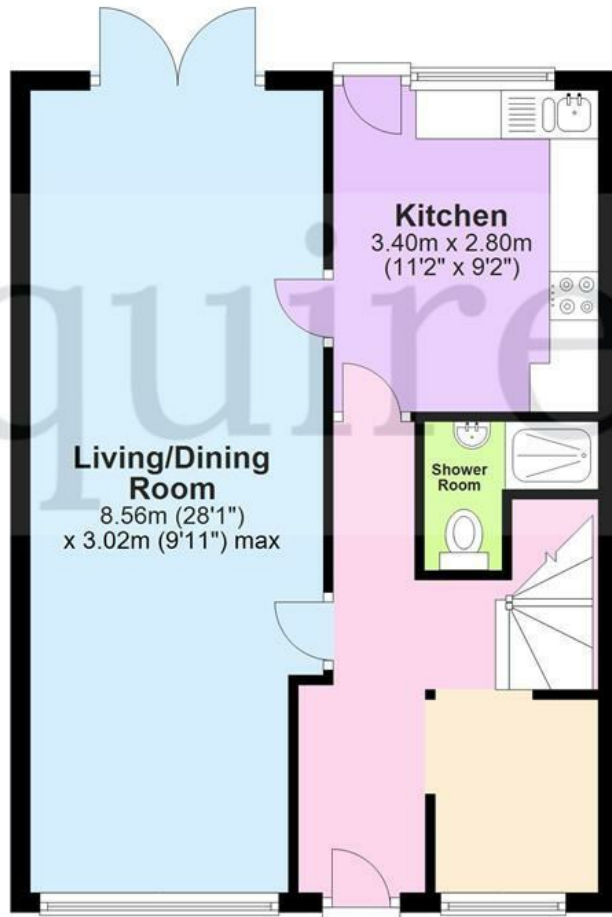
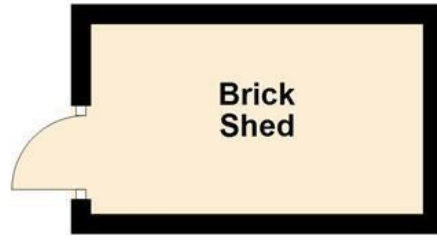
To Book a Viewing

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 2002/91/EC	

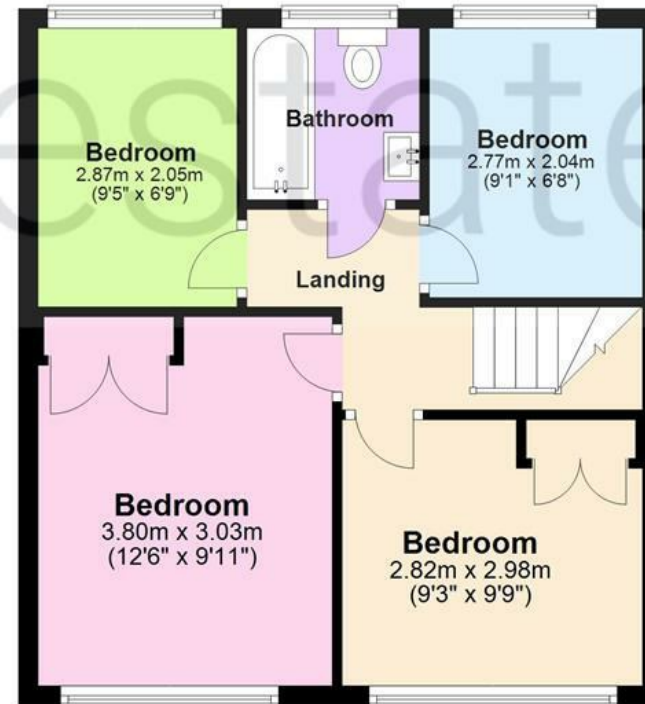
Ground Floor

Approx. 48.7 sq. metres (523.8 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 90.3 sq. metres (972.2 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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