



Dowling Court
Hemel Hempstead, HP3 9NF

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Dowling Court, Hemel Hempstead

Well-Presented 2-Bedroom Semi-Detached Home in Quiet Cul-de-Sac

Situated in a peaceful cul-de-sac in the Corner Hall area of Hemel Hempstead within walking distance of the station, this well-presented two-bedroom semi-detached home offers modern living with a thoughtful layout.

The ground floor features a bright front-facing lounge, a stylish kitchen/breakfast room with fitted units, coordinating work surfaces, and French doors opening onto the rear garden. A convenient cloakroom completes this level.

On the first floor, there are two well-proportioned bedrooms, including a master with built-in wardrobes, and a contemporary family bathroom with a shower over the bath. A hall storage cupboard leads to a staircase accessing the second floor, where a versatile room with Velux windows serves as an ideal office or guest space.

The neatly maintained rear garden benefits from a patio area, lawn, and side access, while off-road parking is available at the front.

The area of Corner Hall is located within walking distance of both Hemel Hempstead railway station which offers a fast and frequent trains to London Euston and also Hemel Hempstead town centre. The M1 motorway and the A41 are within a short drive.

This is a fantastic opportunity for those seeking a comfortable and well-located home

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

- Two bedroom semi detached house with usable loft space
- Well presented
- Kitchen / breakfast room with doors onto garden
- Off road parking
- Loft room, usable as office or guest room
- Close to railway station and town centre

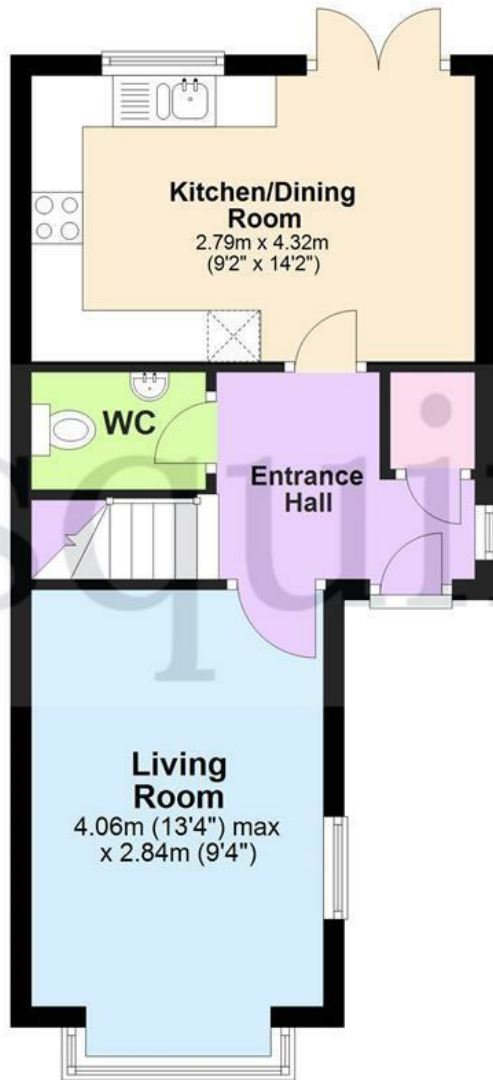
To Book a Viewing

Please contact Squire Estates on 01442 233533.

| Energy Efficiency Rating | | Current | Potential |
|---|----|----------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | 74 | | |
| (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 |  |

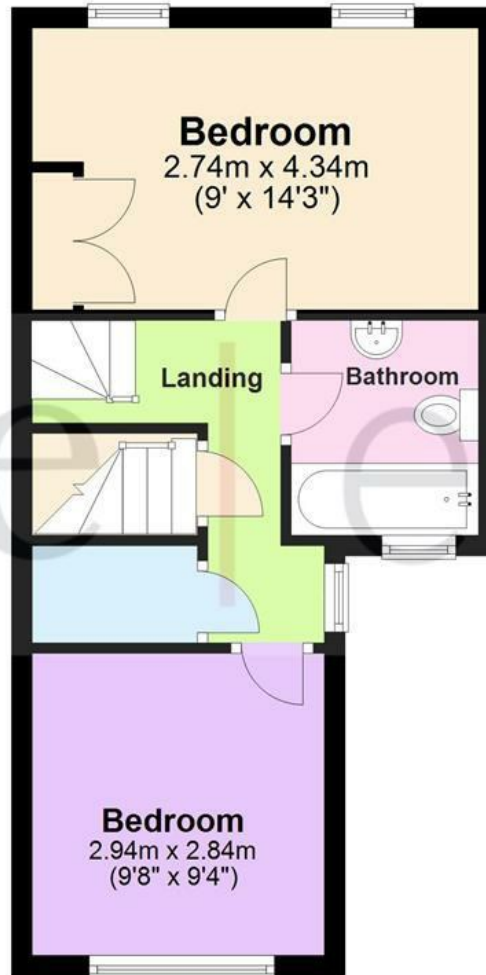
Ground Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



Second Floor

Approx. 20.5 sq. metres (220.9 sq. feet)



Total area: approx. 87.4 sq. metres (940.3 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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