



Claymore
Hemel Hempstead, HP2 6LP

squire | estates

Claymore, Hemel Hempstead

This immaculate four-bedroom extended townhouse offers spacious and versatile living, perfect for modern family life. Benefiting from off-road parking, this beautifully presented home is situated in a popular location and has been thoughtfully designed with lots of storage for both comfort and convenience.

The ground floor welcomes you with a bright and inviting lounge, featuring a charming bay window to the front. The fully fitted kitchen boasts a range of integrated appliances, coordinated work surfaces, and a stylish breakfast bar, seamlessly connecting to the dining area. Within the dining area, a snug area provides a cozy retreat, with French doors opening onto the well-designed garden. Practicality is also key, with a laundry cupboard offering space for both a washing machine and tumble dryer, along with a convenient ground-floor cloakroom.

On the first floor, you will find a well-proportioned double bedroom and a comfortable single bedroom, both served by a modern, well-fitted family bathroom. The second floor offers two further spacious double bedrooms, with ample storage provided by two large cupboards on the landing.

Externally, the low-maintenance garden is laid to patio, creating an ideal space for outdoor entertaining. A dedicated garden entertaining area is equipped with electric points, a fridge, and a gate providing rear access to the property. This stunning home is perfect for families or professionals seeking a stylish and well-appointed residence in a prime location.

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 townhouse
- Immaculately presented
- Cosy kitchen/breakfast room/snug.
- Entertaining area in garden
- Cloakroom and laundry cupboard
- Lots of storage cupboards
- Off road parking
- Four double bedrooms
- Can be chain free

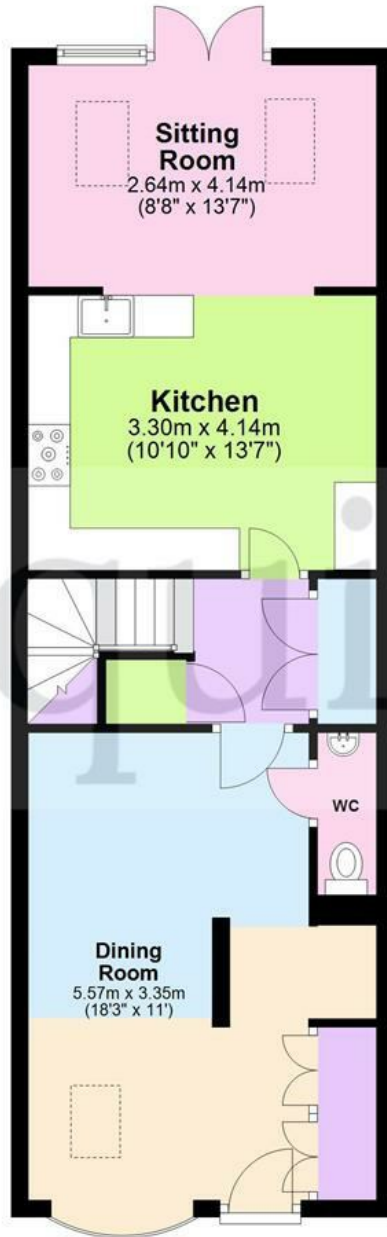
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	

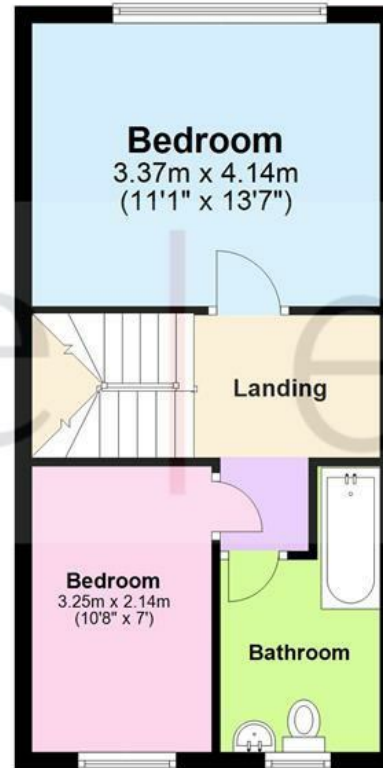
Ground Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



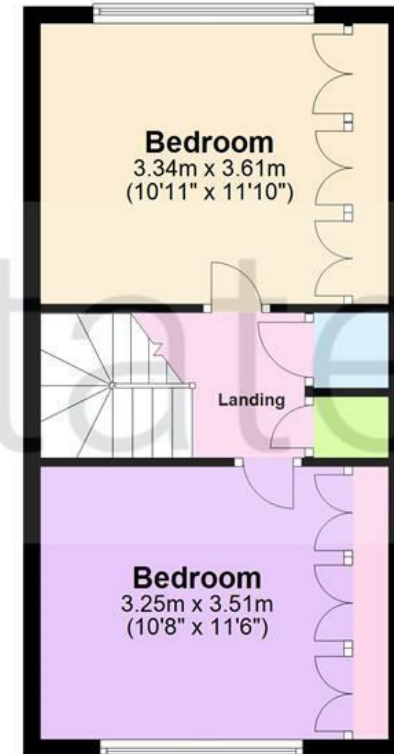
First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Second Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Total area: approx. 127.0 sq. metres (1367.3 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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