



Tattershall Drive  
Hemel Hempstead, HP2 7QE

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## Tattershall Drive, Hemel Hempstead

This charming 3-bedroom staggered terrace house offers a fantastic opportunity for those eager to put their own stamp on a property. While it does require some refurbishment, it boasts plenty of potential.

Inside, you'll find a welcoming entrance porch that leads to a generous through lounge/diner, with a door opening onto the garden, perfect for family gatherings.

The kitchen is fully fitted with both wall and base units complimented by coordinated work surfaces, spaces are provided for a fridge/freezer, washing machine, and dishwasher.

Upstairs, you will find three bedrooms, the master with a double wardrobe and a family bathroom features a bath with a shower over, a sink, and a WC.

Externally the house has a lovely rear garden, with a patio area adjacent to the property and the rest laid to lawn, offering plenty of outdoor space to enjoy.

The property also benefits from a garage en-bloc and an allocated parking space for added convenience.

Located in a quiet residential area on the Woodhall Farm development, the property is within easy reach of local shops and amenities, including a Sainsbury's supermarket. Woodhall Farm is also well-connected to Maylands Industrial Estate and is perfect for families, with two primary schools—Holtsmere End Primary and Brockwood Primary close by.

This home is a great find for anyone looking to create their dream living space in a thriving community.

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 family home
- Garage in block
- In need of some refurbishment
- Through lounge / diner
- Located close to local schools
- Close to local shops
- Allocated parking space

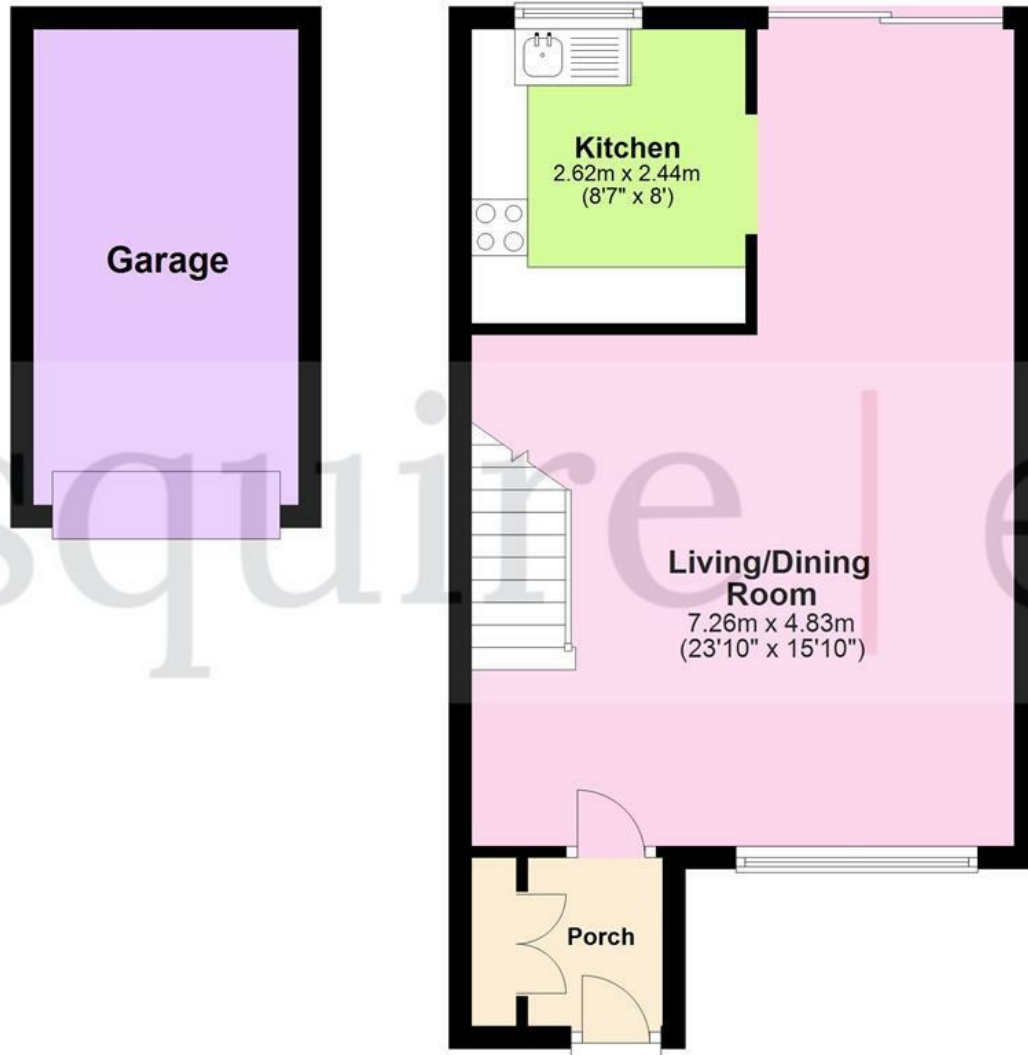
## To Book a Viewing

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			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

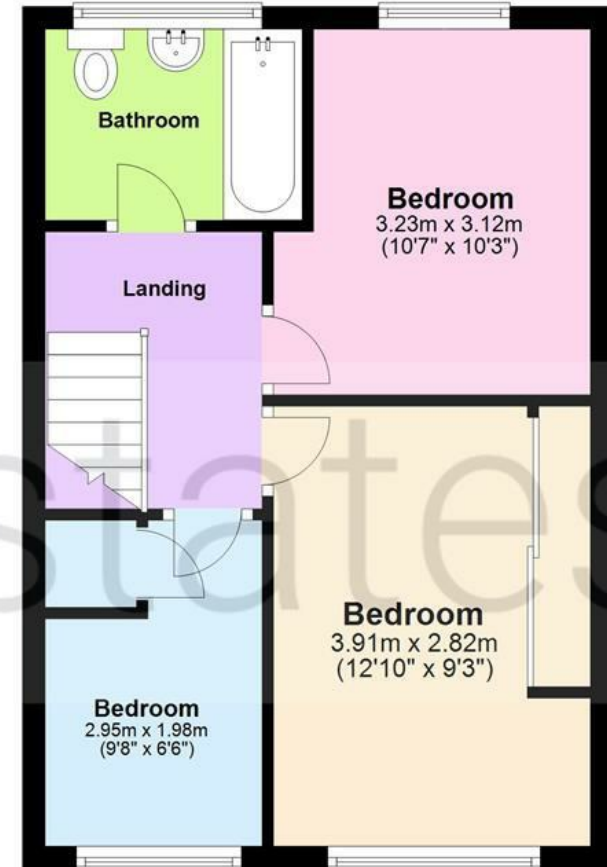
## Ground Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 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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