



Green Dell Way
Hemel Hempstead, HP3 8PX

squire | estates

Green Dell Way, Hemel Hempstead

Lovely 3/4-Bedroom Semi-Detached Home situated in the highly sought-after area of Leverstock Green, this versatile family home benefits from recently installed solar panels making it currently an energy-efficient, all-electric property.

Upon entering, you are welcomed into a bright entrance hall leading into a spacious dual-aspect lounge/diner that spans from the front to the back of the property. Sliding doors provide seamless access to the rear garden, flooding the space with natural light.

The modern kitchen features sleek matt units, coordinating work surfaces and an island with a pop up extractor situated next to the induction hob, built-in appliances, and a rear access door for added convenience.

A versatile office/4th bedroom is also located on the ground floor, complete with its own en-suite shower room, offering an ideal space for guests or a home workspace. Additionally, a utility area is situated to the rear of the garage.

Upstairs, the first floor boasts three bedrooms, including two doubles with built-in wardrobes and a comfortable single bedroom currently used as an office. A family bathroom with a shower over the bath completes this floor.

Externally, the rear garden offers fantastic potential, allowing the new owner to create their own outdoor haven. To the front, off-road parking for three vehicles provides excellent convenience.

The solar panels supply enough electric to cover the electricity usage in the summer with additional electric being sold back to the grid and covers a good percentage of the electric usage in the winter months. Gas is supplied to the property should a buyer wish to install gas appliances.

Leverstock Green is a prestigious location, offering excellent schools, a charming parade of local shops, a cricket pitch and easy access to St Albans, Hemel Hempstead’s industrial estate, and the M1 motorway. A fantastic opportunity to secure a family home in a prime location – early viewings recommended.

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 / Four bedroom Semi detached property
- Leverstock Green location
- Good size bright through lounge / diner
- Energy efficient all electric with solar panels
- Contemporary kitchen
- Ground floor 4th bedroom / office / snug with en-suite shower room
- Off road parking for 3 cars

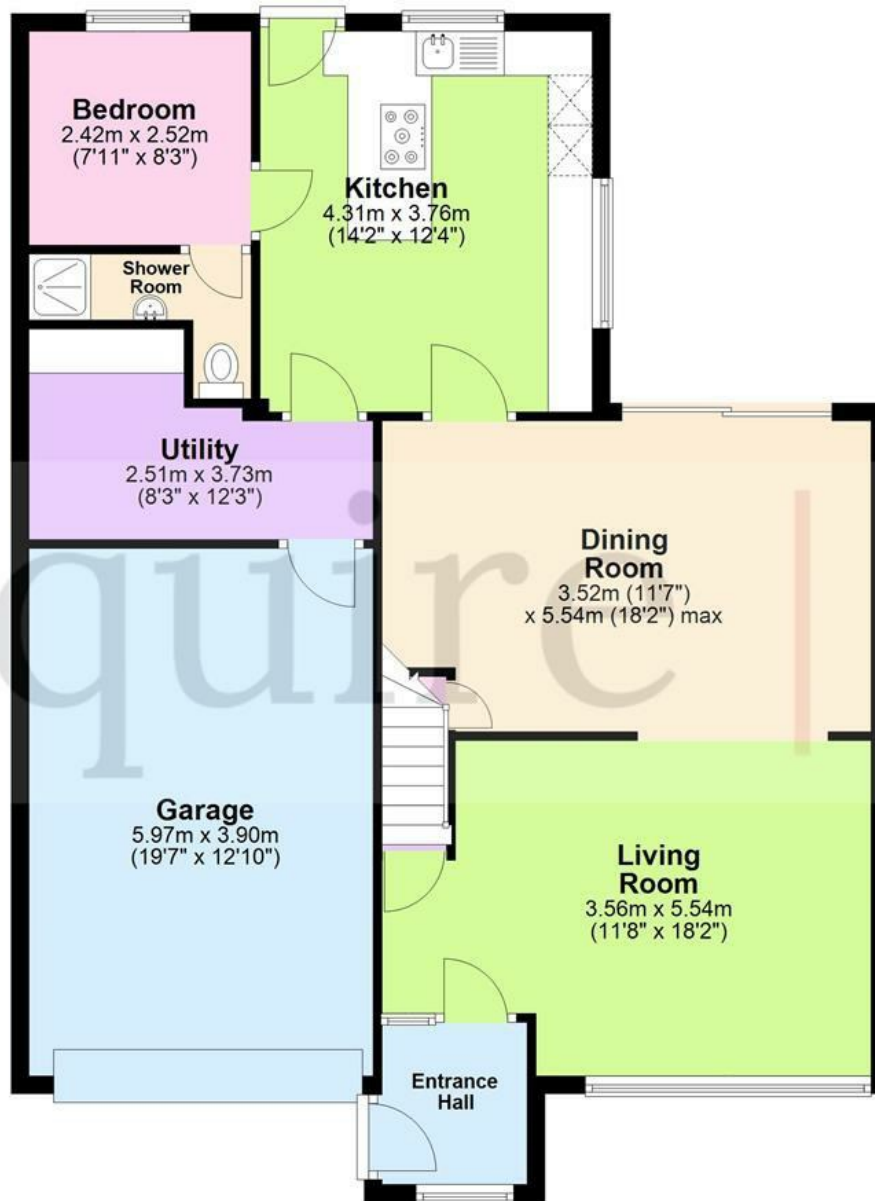
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		48
(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

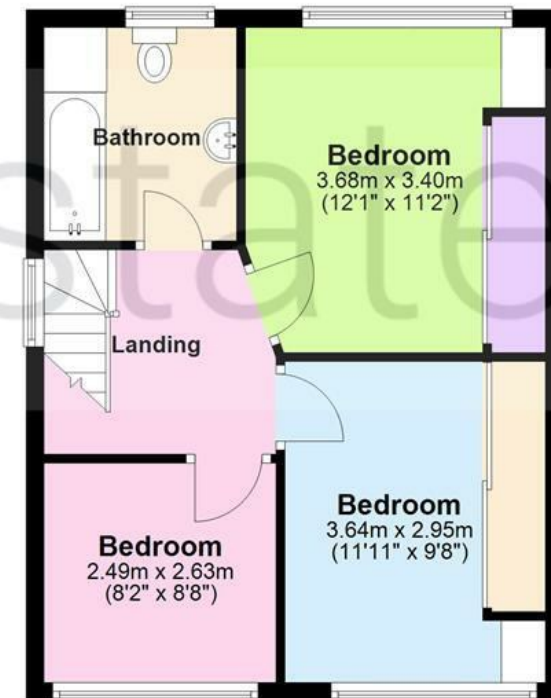
Ground Floor

Approx. 100.5 sq. metres (1082.1 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



Total area: approx. 142.7 sq. metres (1535.7 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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