



Micklefield Road  
Hemel Hempstead, HP2 4PG

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## Micklefield Road, Hemel Hempstead

Located in the highly sought-after area of Leverstock Green, this beautifully presented three-bedroom terraced house offers a perfect blend of style and practicality, making it an ideal choice for both families and professionals.

On entering the property, the hallway leads to a convenient downstairs WC, as well as a utility cupboard with plumbing for a washing machine and plenty of storage space.

The modern, fully integrated shaker-style kitchen is both functional and stylish, offering generous work surfaces and storage options. A back door leads directly to the rear garden, making outdoor access easy.

The bright and airy lounge/diner is the heart of the home. The lounge area features a charming gas fireplace, while the dining space boasts patio doors that open onto the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, you'll find three well-proportioned bedrooms, each providing comfortable living space. The principal bedroom benefits from bespoke fitted wardrobes, while the second bedroom includes a stylish sliding-door wardrobe. The third bedroom is also generously sized. The family bathroom is designed for both practicality and relaxation, with a bath and separate shower.

Outside, the rear garden offers a wonderful space for relaxation and entertaining. It features a large patio area, a well-maintained lawn, and a brick-built shed for additional storage. To the front of the property there is a spacious driveway, providing ample parking space for two cars

This lovely home is ideally situated close to local amenities, excellent schools, and convenient transport links. Early viewing is highly 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 bedroom family home
- Very well presented
- Utility room
- Landscaped rear garden
- Cloakroom
- Leverstock Green location
- Close to motorway
- Off road parking for 2 cars
- Walking distance to local shops

## 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			89
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor

Approx. 47.1 sq. metres (506.5 sq. feet)

## First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



Total area: approx. 88.3 sq. metres (949.9 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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67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE  
01442 233533 | [www.squireestates.co.uk](http://www.squireestates.co.uk)