



Livingstone Walk  
Hemel Hempstead, HP2 6AH

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## Livingstone Walk, Hemel Hempstead

A well presented, recently refurbished three bedroom family home. The house comprises of a lounge with separate dining room, refitted kitchen, downstairs cloakroom, three bedrooms (two doubles) and a new family bathroom with shower. The house further benefits from enclosed front and rear gardens, gas central heating and UPVC glazing. Available now.

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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
- Recently Refurbished
- Downstairs Cloakroom
- Gas Central Heating
- Good School Catchment Area
- Quiet Location
- Easy Commute to Motorway Links
- Available Now

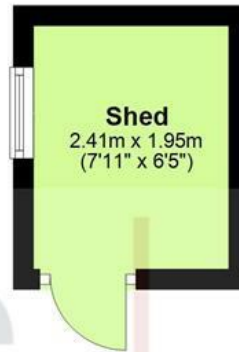
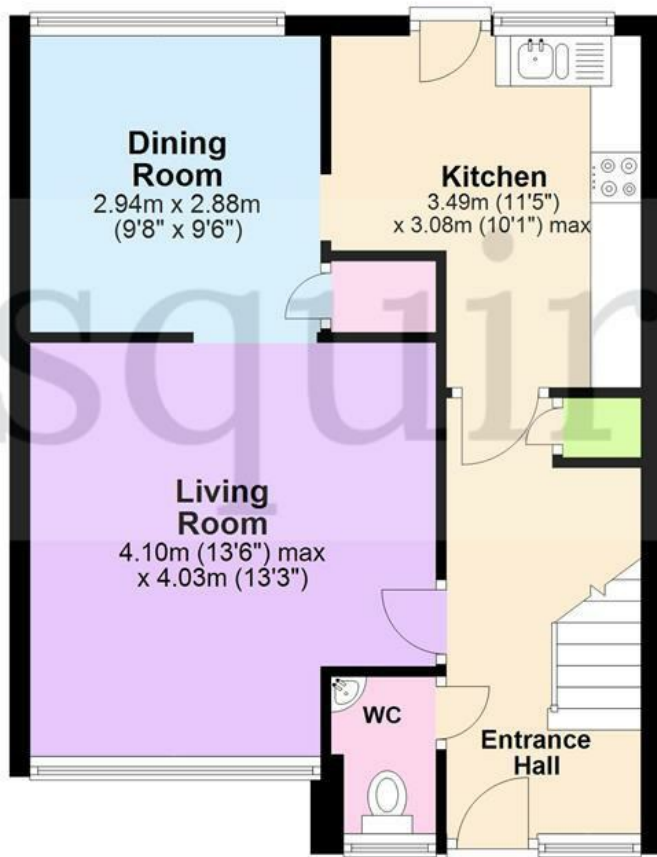
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

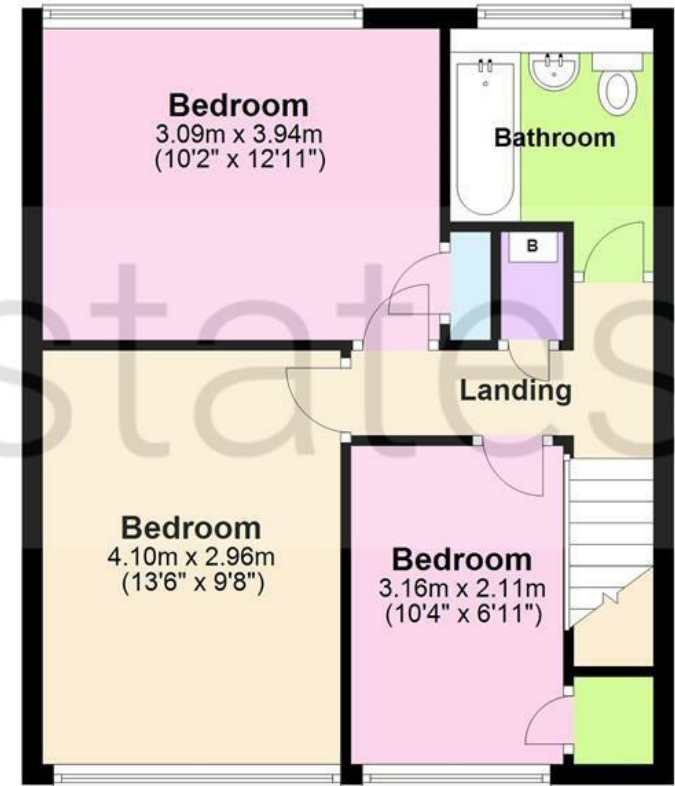
## Ground Floor

Approx. 50.4 sq. metres (542.0 sq. feet)



## First Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 94.6 sq. metres (1017.8 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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