



Gadebridge Road
Hemel Hempstead, HP1 3EW

squire | estates

Gadebridge Road, Hemel Hempstead

This spacious and well-maintained three-bedroom home offers comfortable living in a sought-after location. The property features a bright and inviting lounge/dining room with sliding doors which open directly onto the rear garden.

The modern fitted kitchen has a built-in oven and hob, space for additional appliances and a back door that also opens onto the rear garden.

A separate utility room provides built-in storage and a convenient door to the front of the property and a cloakroom complete the ground floor.

Upstairs, you'll find three well-proportioned bedrooms, all with built-in wardrobes, and a modern family shower room.

To the front, there is off-road parking for two vehicles. The rear garden offers a private and manageable outdoor space perfect for families.

Situated close to local shops, amenities, and highly regarded primary and secondary schools, this home is ideal for families. Excellent transport connections include easy access to the M1 and M25 motorways, and fast rail services to London Euston from nearby Hemel Hempstead station, with journey times of just 30 minutes.

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 house
- Gadebridge location
- Separate utility room
- Cloakroom
- Off road parking for two cars
- Close to local shops and amenities
- Fitted kitchen

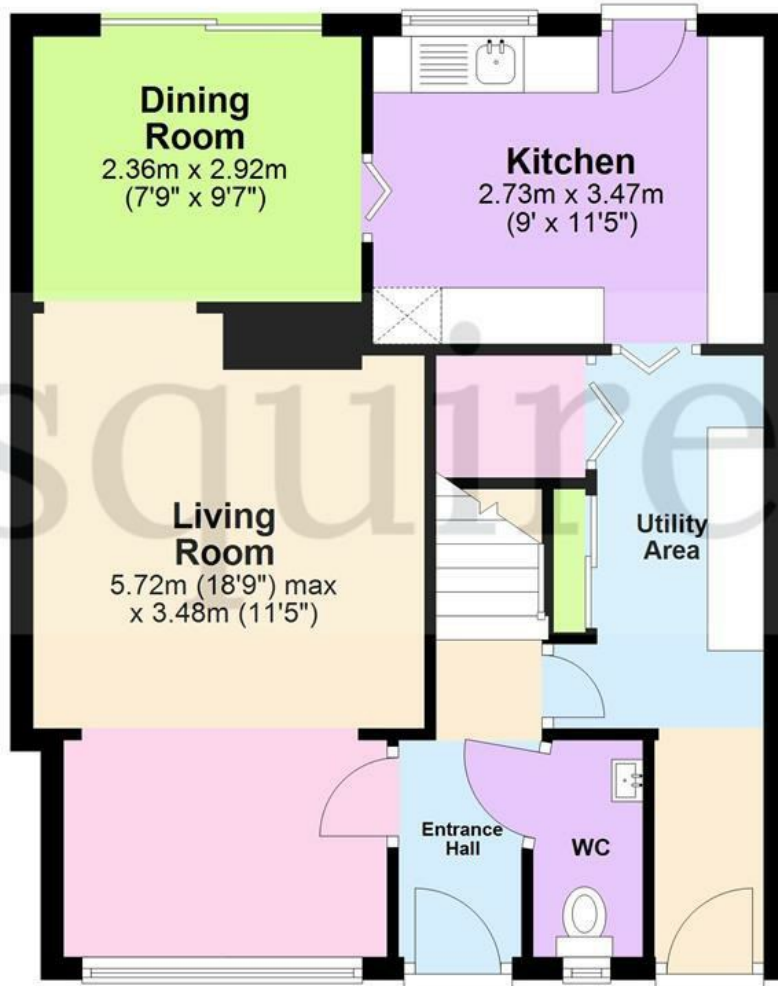
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		58
(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

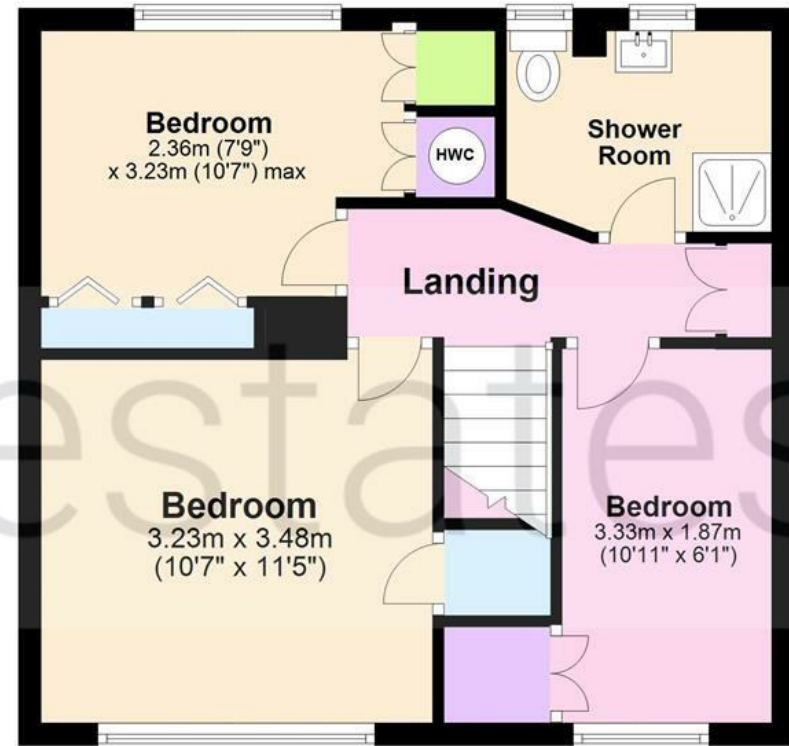
Ground Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



Total area: approx. 92.5 sq. metres (995.8 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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