



Somerles Road  
Hemel Hempstead, HP1 3PH

squire | estates

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## Somerles Road, Hemel Hempstead

Stylish Two-Bedroom Ground Floor Maisonette with Private Garden – Sought-After Location

The spacious kitchen/living area is bright and welcoming, with patio doors that open directly onto the garden – ideal for entertaining or relaxing. The modern kitchen features sleek units and a built-in cooker, creating a practical and stylish space for cooking and dining.

Inside, the home comprises one generous double bedroom and one single bedroom, ideal for a child's room, home office, or guest space. The modern bathroom features a sleek walk-in shower.

Externally, the private garden is complemented by side access for added convenience. There is also one allocated parking space on a shared driveway.

Nestled in a desirable residential area, this well-presented two-bedroom ground floor maisonette offers a perfect blend of modern living and outdoor space. Ideal for first-time buyers, downsizers, or investors, this home boasts a private garden with side access and a thoughtfully designed open-plan layout.

## Features

- Two Bedroom
- Ground floor
- Private garden
- Open planned kitchen/living area
- Off road parking
- Close to local amenities
- Close to local schools

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

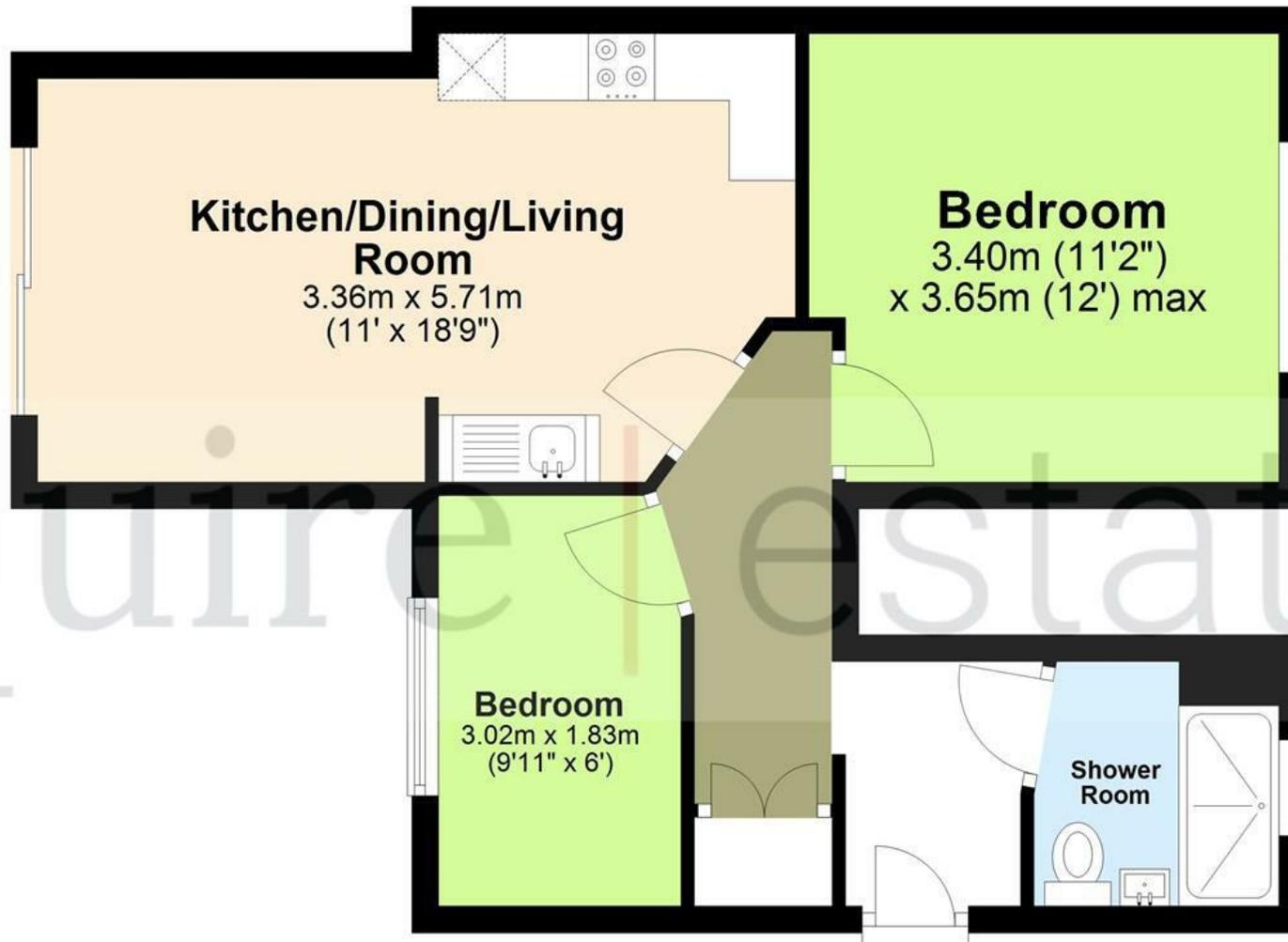
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | 65                         | 75        |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

## Floor Plan

Approx. 44.8 sq. metres (482.5 sq. feet)



Total area: approx. 44.8 sq. metres (482.5 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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