



Furlongs
Hemel Hempstead, HP1 2QG

squire | estates

Furlongs, Hemel Hempstead

Squire Estates are pleased to put onto the sales market this charming family home located in the sought-after area of Warners End.

This beautifully presented three-bedroom family home offers spacious and versatile living throughout. Perfect for modern family life, the property boasts an open-plan living and dining area, featuring a stunning working Log burner ideal for cosy evenings and entertaining guests.

The contemporary white gloss kitchen is both stylish and functional, offering ample wall and base units, an integrated fridge/freezer, and dedicated space for both a washing machine and dishwasher. An additional feature in the kitchen is a boiling water tap. A useful utility store area sits just off the kitchen, providing additional storage.

Upstairs, this home offers three light and airy well proportioned double bedrooms. The family bathroom is tastefully designed and includes a bath, separate shower enclosure, WC, and sink.

A real highlight of this property is the converted loft room, which could be used as a home office/playroom accessed via a staircase from the third bedroom, and is currently being used as a home office.

Externally, the rear garden is a wonderful outdoor retreat, featuring a decking area which is perfect for al-fresco dining, featuring a well-maintained lawn, ideal for children to play or relaxing in the sunshine.

This lovely home combines character, comfort, and convenience in a family-friendly neighbourhood which is a must-see for those seeking space and style in Hemel Hempstead.

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
- Loft room
- Open plan living and dining room
- Log Burner
- Family bathroom
- Located near to shops
- Walkable to local schools

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		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

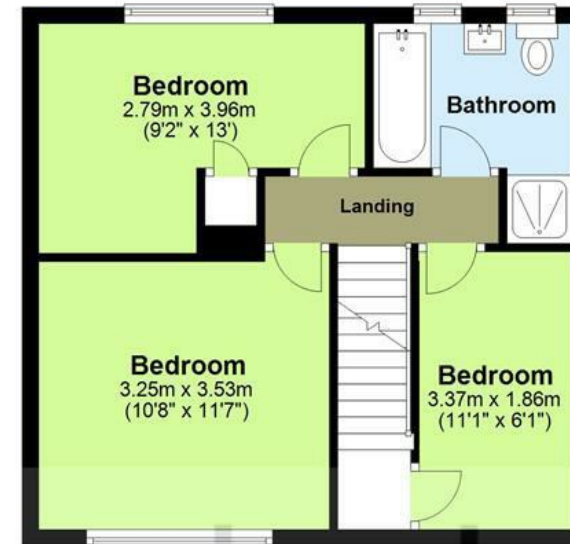
Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



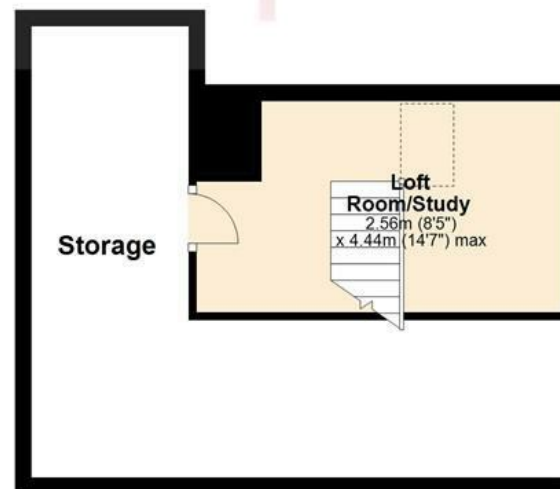
First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Second Floor

Approx. 10.6 sq. metres (114.1 sq. feet)



Total area: approx. 90.9 sq. metres (978.2 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

Plan produced using PlanUp.□



67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE
01442 233533 | www.squireestates.co.uk