Christchurch Road
Hemel Hempstead, HP2 5BX

squire | estates

Christchurch Road, Hemel Hempstead

Welcome to this charming one-bedroom first-floor flat, ideally situated within walking distance to both the historic Old Town and the bustling town centre. This modern residence offers a comfortable and convenient lifestyle.

As you enter the flat, you are greeted by a modern kitchen, complete with fitted units that provide ample storage space. The coordinating work surface seamlessly integrates a practical breakfast bar. The kitchen is equipped with a built-in oven and hob, additionally, there is dedicated space for a washing machine and a fridge freezer, ensuring convenience and functionality.

The living space has a bright and welcoming atmosphere.

The flat boasts a generously sized bedroom, offering a comfortable retreat for rest and relaxation.

The bathroom features a practical and stylish design, with a shower over the bath providing convenience. The functional layout ensures that the space is utilized effectively.

Convenience is further enhanced by a hallway storage cupboard, offering a dedicated space to keep your belongings organized and easily accessible.

Residents can also enjoy the benefits of communal gardens, providing a tranquil outdoor space.

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.
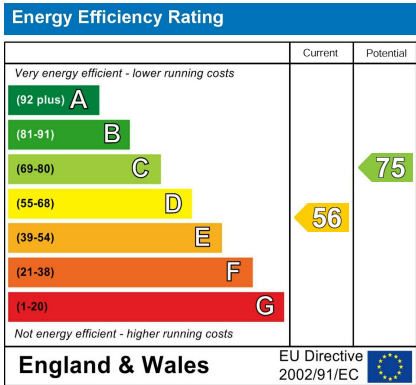
Features

- 1 Bedroom first floor flat
- Walking distance to Town centre and Old town
- Modern kitchen
- Bright lounge
- Double bedroom
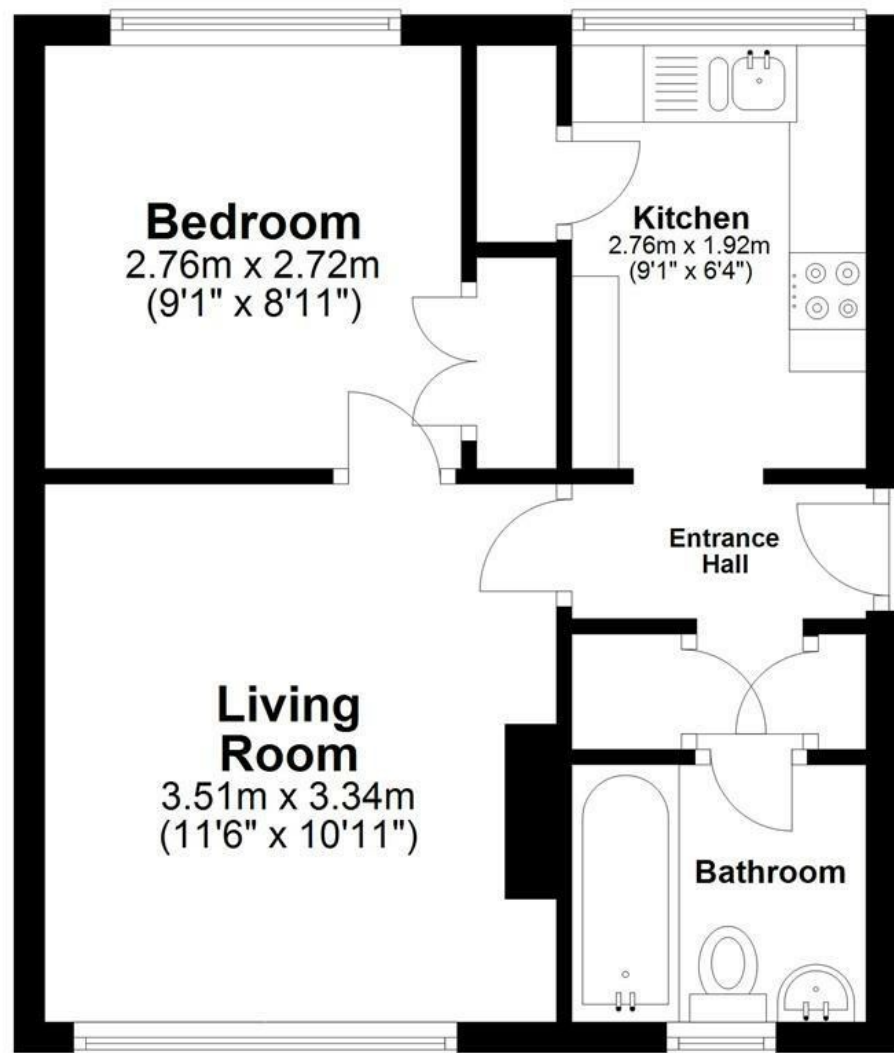- Council tax band B
- Call now to arrange viewing

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		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Floor Plan

Approx. 34.1 sq. metres (367.5 sq. feet)

N

Bedroom
2.76m x 2.72m
(9'1" x 8'11")

Kitchen
2.76m x 1.92m
(9'1" x 6'4")

Entrance Hall

Living Room
3.51m x 3.34m
(11'6" x 10'11")

Bathroom

Total area: approx. 34.1 sq. metres (367.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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