



Kingcup Avenue  
Hemel Hempstead, HP2 4GF

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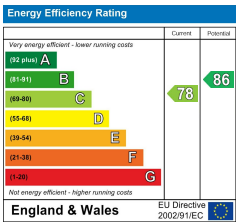
## Kingcup Avenue, Hemel Hempstead

Located in the highly desirable area of Leverstock Green this beautifully presented three-bedroom semi-detached home blends striking contemporary design, perfect for modern family living.

To the front, the property benefits from off-road parking. As you step inside, a welcoming entrance hall immediately sets the tone. First, you are met with a versatile room which is currently arranged as a home office and utility room. All rooms have been fitted with premium wooden shutters adding a stylish finishing touch. The ground floor also boasts a modern cloakroom/WC. As you move through the hallway you will meet an impressive open-plan living space that is both stylish and functional. The bright and airy lounge area features sleek bi-fold doors opening directly onto the rear garden, flooding the space with natural light and offering effortless indoor-outdoor living.

Stepping down, you'll find a generous dining area ideal for entertaining which then rises into a show-stopping kitchen. This designer kitchen has been finished to an exceptional standard with a full range of Wren Infinity Plus units, Quartz worktops and matching splashbacks, and a walk-in larder with built-in shelving. A full suite of high-end Neff integrated appliances includes a five-ring gas hob with canopy extractor, double ovens with slide-and-hide doors, a Fridge/freezer and a dishwasher. Additional highlights include an inset sink with mixer tap, recessed spot lighting, a skylight, bi-fold doors with integrated blinds and a fly screen all combining style with convenience.

A striking oak staircase leads up to a large, light-filled landing. The master bedroom features custom built-in wardrobes and a sleek, fully tiled en-suite shower room fitted with a waterfall shower. The second double bedroom also includes built-in wardrobes, while the third double bedroom provides further flexible accommodation. A beautifully appointed family shower room serves the remaining bedrooms.



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

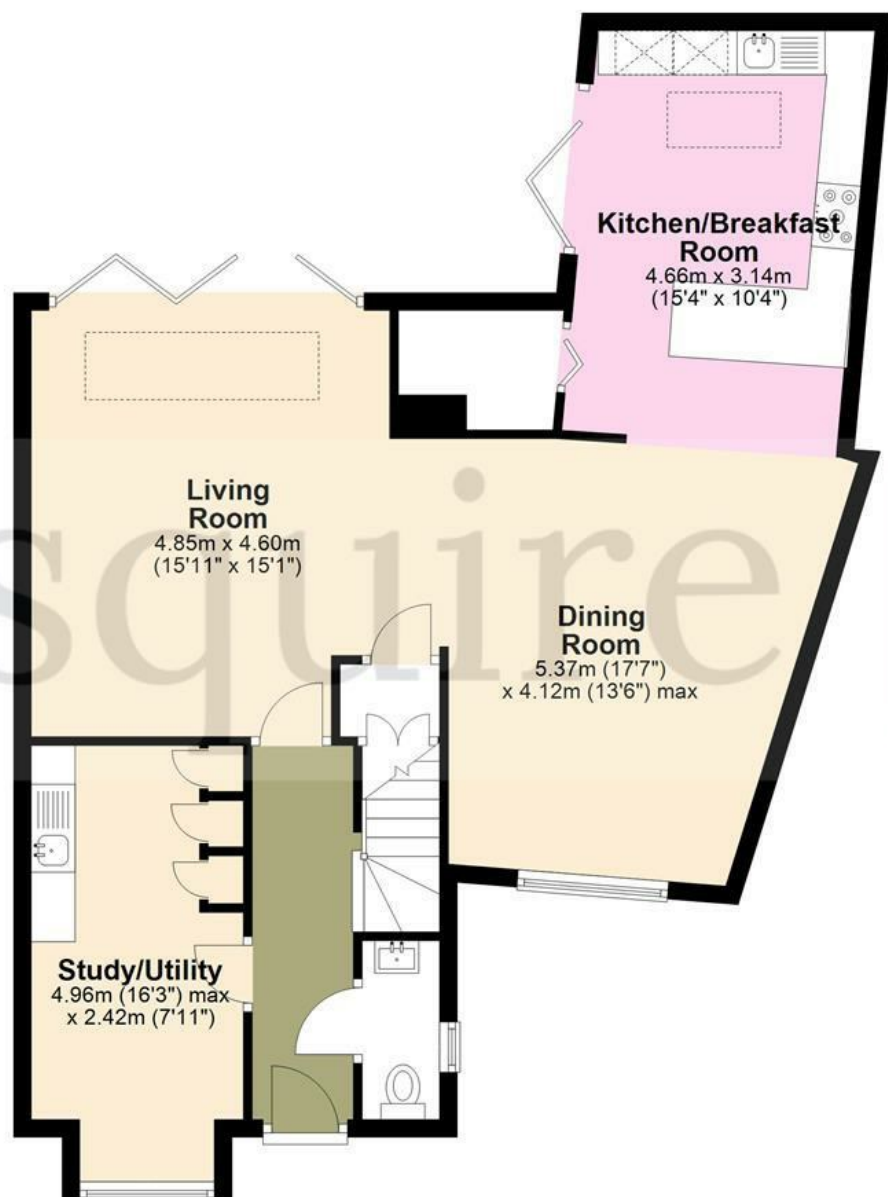
- 3 Bed semi detached
- Leverstock Green
- En suite shower room
- Open planned kitchen/diner
- Bi fold doors
- Off road parking
- Utility/study room
- Close to M1/M25

Scan the QR Code to submit an offer



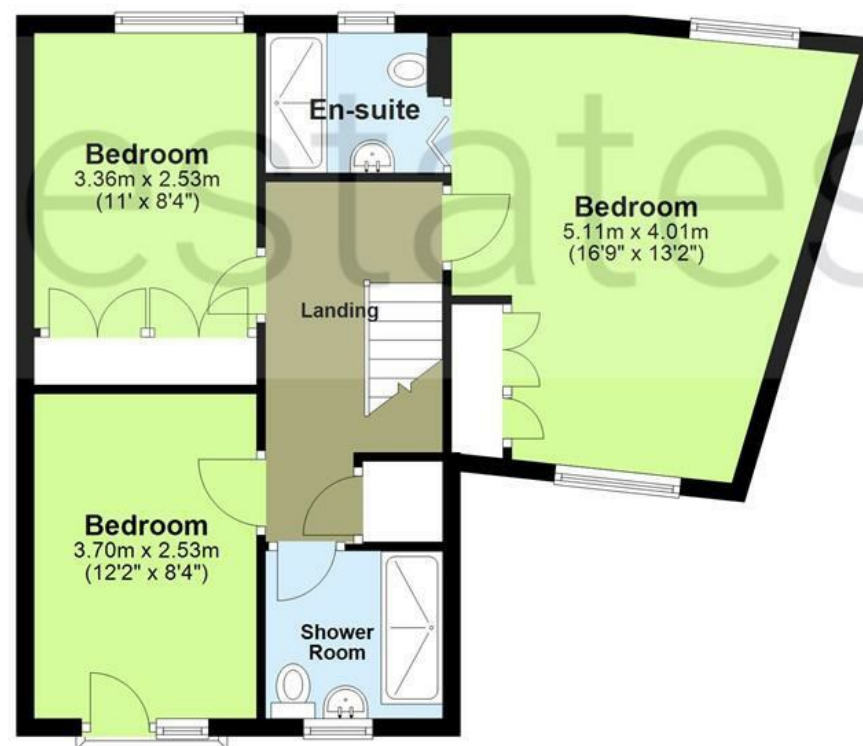
## Ground Floor

Approx. 80.6 sq. metres (867.4 sq. feet)



## First Floor

Approx. 56.1 sq. metres (604.3 sq. feet)



Total area: approx. 136.7 sq. metres (1471.7 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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