



Clinton End  
Hemel Hempstead, HP2 4PD

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## Clinton End, Hemel Hempstead

Located in a quiet close in the highly desirable area of Leverstock Green, this spacious, well-presented three bedroom terraced home offers versatile living with a host of modern features.

The property opens into a generous entrance hall that doubles as an ideal home office space, alongside a handy downstairs cloakroom. The modern kitchen provides excellent storage with plentiful cupboard space, extensive worktops, and direct access to the rear garden.

At the heart of the home is a bright and spacious open-plan living/dining area, enhanced by a charming bay window that floods the room with natural light. French doors lead directly onto a patio and a large, low-maintenance garden, which benefits from rear access – perfect for entertaining or relaxed family living.

Upstairs, the home continues to impress with three well-sized double bedrooms and a large, stylish bathroom featuring a contemporary walk-in shower.

Ideally situated close to local shops, excellent schools, and green spaces, with superb access to both the M1 and M25, this property is perfect for families, professionals, or anyone looking to enjoy the best of village living with convenient connections.

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 well presented home
- Cul de sac location
- Modern Kitchen
- Cloakroom
- Three double bedrooms
- Well maintained garden
- Through lounge / diner

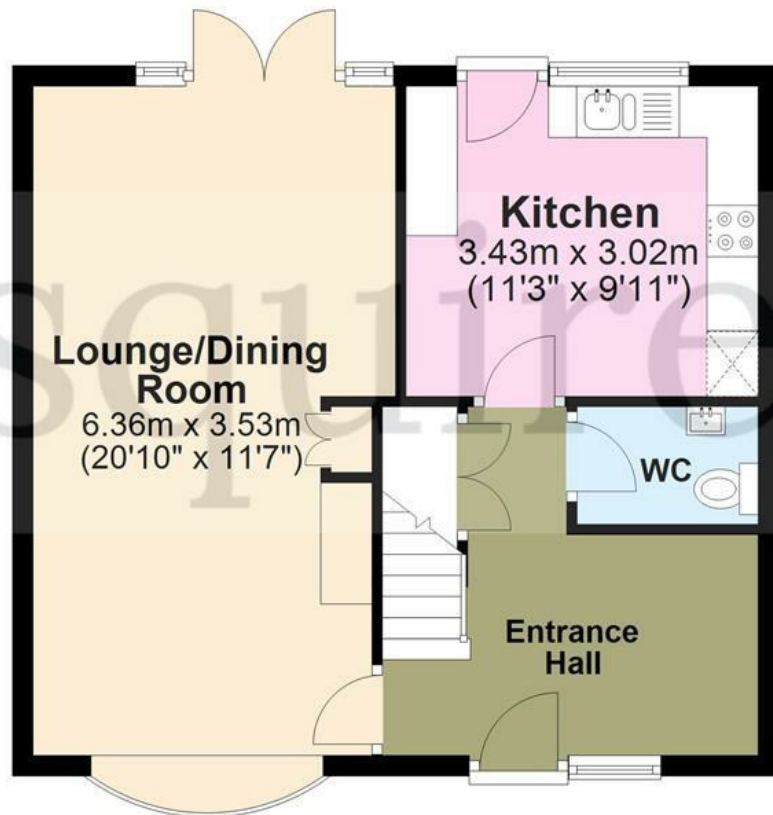
## To Book a Viewing

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	71	77
(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

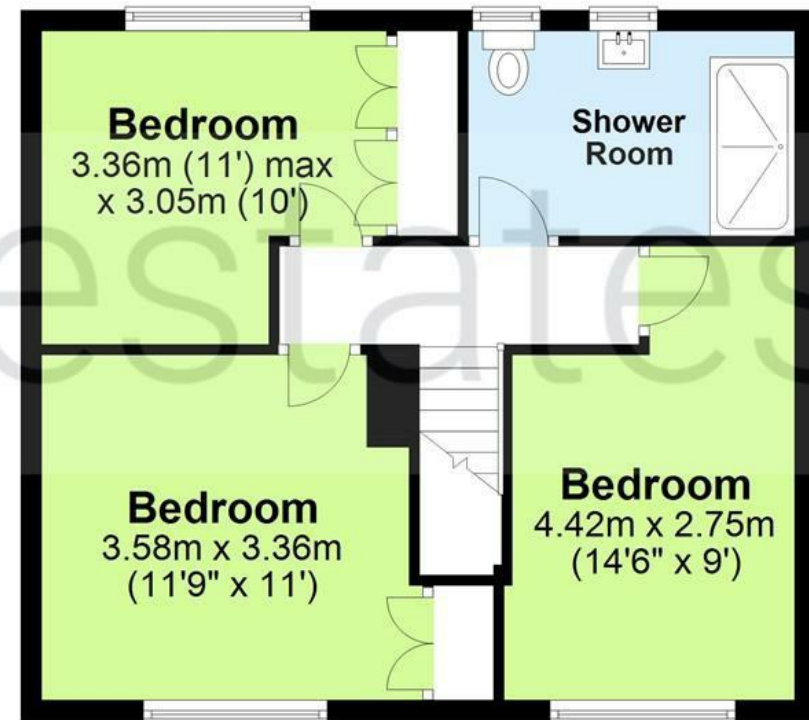
## Ground Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



## First Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



**Total area: approx. 93.7 sq. metres (1008.4 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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