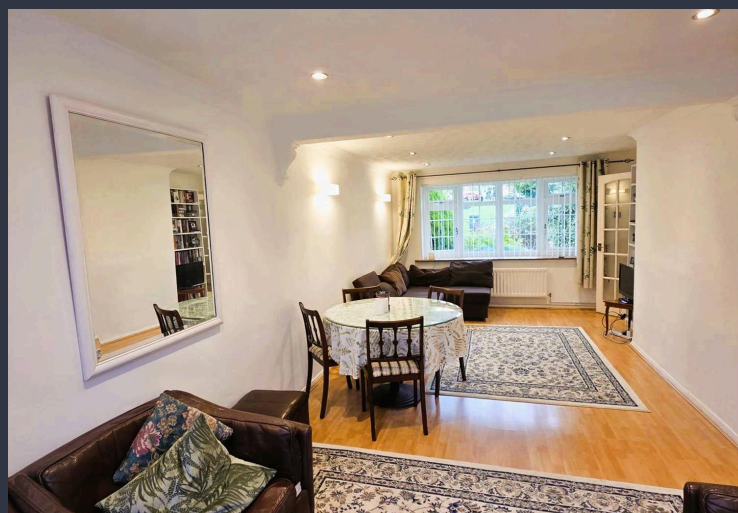


TO
LET



75 Marlins Turn, Hemel Hempstead

£1,900 pcm Freehold

Three bedrooms; bathroom plus separate WC upstairs; ground-floor WC • Buses to town/station; trains to London Euston ~27–35 mins • Approx. 84.6 sq m / 910 sq ft across two floors • Gas central heating with new boiler; double glazing • EPC C (71); Council Tax Band D • Fitted kitchen • Lounge/dining room opening to the conservatory—great natural light • End-of-terrace house with large rear garden and conservatory • Service Road & Parking to the Rear

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Set at the end of a peaceful cul-de-sac, this three-bed end-of-terrace home (approx. 84.6 sq m / 910 sq ft) offers calm, green views and a generous rear garden—an easy backdrop for family time, home-working or alfresco evenings. A bright lounge/dining room flows into a glazed conservatory, drawing the garden in all year round, while the fitted kitchen looks onto mature trees. A handy ground-floor WC keeps the living space practical. Upstairs you'll find three bedrooms and a bathroom with separate WC, ideal for the morning rush. The property benefits from double glazing, gas central heating and a new boiler, and the street offers unrestricted parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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