

**FOR  
SALE**



Garland Close, Hemel Hempstead

squire | estates



This well-presented three-bedroom family home is ideally located within easy reach of the town centre, offering convenient access to local shops, schools, and transport links.

The property benefits from a private driveway providing off-road parking for two vehicles, as well as a garage for additional parking or storage. Internally, the ground floor features a bright and spacious open-plan living and dining area, enhanced by sliding doors that lead directly into the conservatory, creating a seamless flow between indoor and outdoor living spaces.

The modern kitchen is fully integrated and well-equipped with a fridge freezer, washing machine, oven, hob, and a slimline dishwasher, making it both practical and stylish for family living.

Upstairs, the accommodation comprises three well-proportioned bedrooms, along with a separate toilet and a family bathroom, offering flexibility and convenience for busy households.

The rear garden is laid to lawn with a patio and brick built shed.

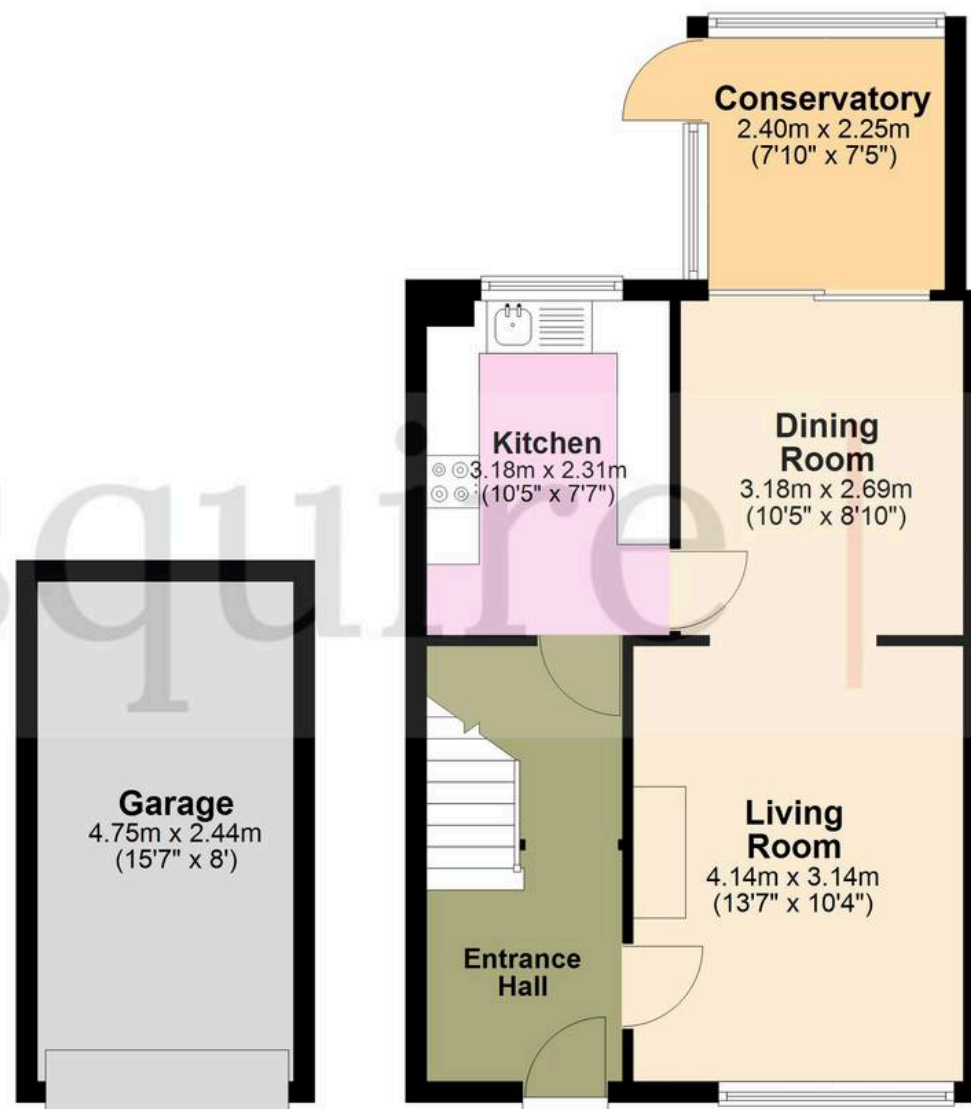
This attractive home is ideally suited for families seeking comfortable living in a central and accessible location.

- Three bedroom family home
- Driveway for two cars
- Garage
- CHAIN FREE
- Walking distance to Town Centre



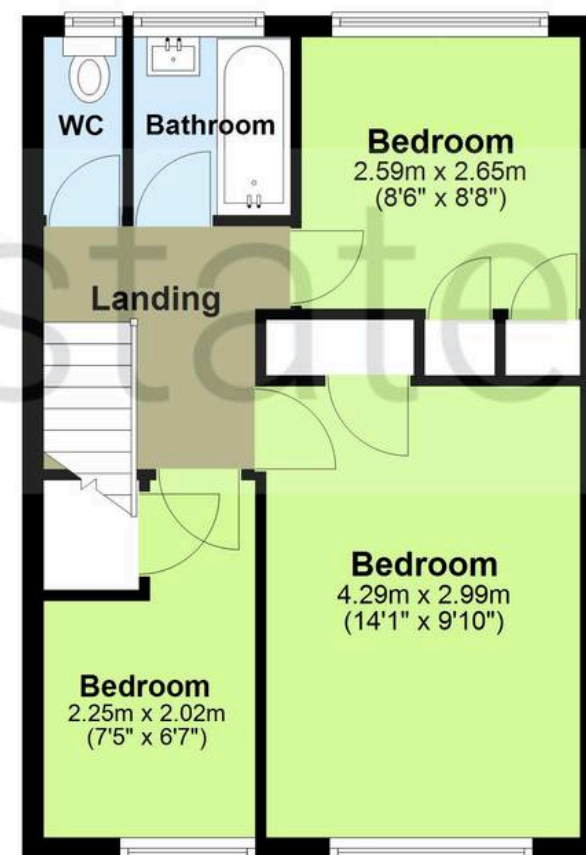
## Ground Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



## First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 93.9 sq. metres (1010.8 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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