

**FOR  
SALE**



Westray, Hemel Hempstead

squire | estates

Located in the highly sought-after Northend area of Hemel Hempstead, this immaculate one-bedroom ground floor apartment offers stylish, well-designed living in a convenient and popular setting.

The property features a bright and spacious open-plan living/kitchen area, thoughtfully laid out to maximise both comfort and functionality. The modern kitchen provides ample storage space and is equipped with a built-in oven, with additional space for a fridge freezer and washing machine. From the lounge, a door leads directly out to the well-maintained communal garden — perfect for enjoying outdoor space with the ease of ground floor access.

The generous double bedroom is flooded with natural light and enjoys pleasant views over the communal garden, creating a peaceful and relaxing atmosphere. A particularly attractive feature of the flat is the large cupboard, currently utilised as a walk-in wardrobe, offering excellent storage. This versatile space could equally serve as a compact home office or study.

The contemporary bathroom is fitted with a bath and shower over, vanity sink unit, WC, and a heated towel rail, completing this beautifully presented home.

Situated in a highly sought-after area of southeast Hemel Hempstead, this property benefits from an excellent range of local shops and everyday amenities just moments away, making it perfectly positioned for convenient modern living.

Nature lovers will appreciate being close to the popular Woodhall Farm Park, a stunning 120-acre Green Flag award-winning public green space offering a beautiful mix of open meadows, mature woodlands, and vibrant wildflower habitats, ideal for leisurely walks, family outings, and outdoor recreation.

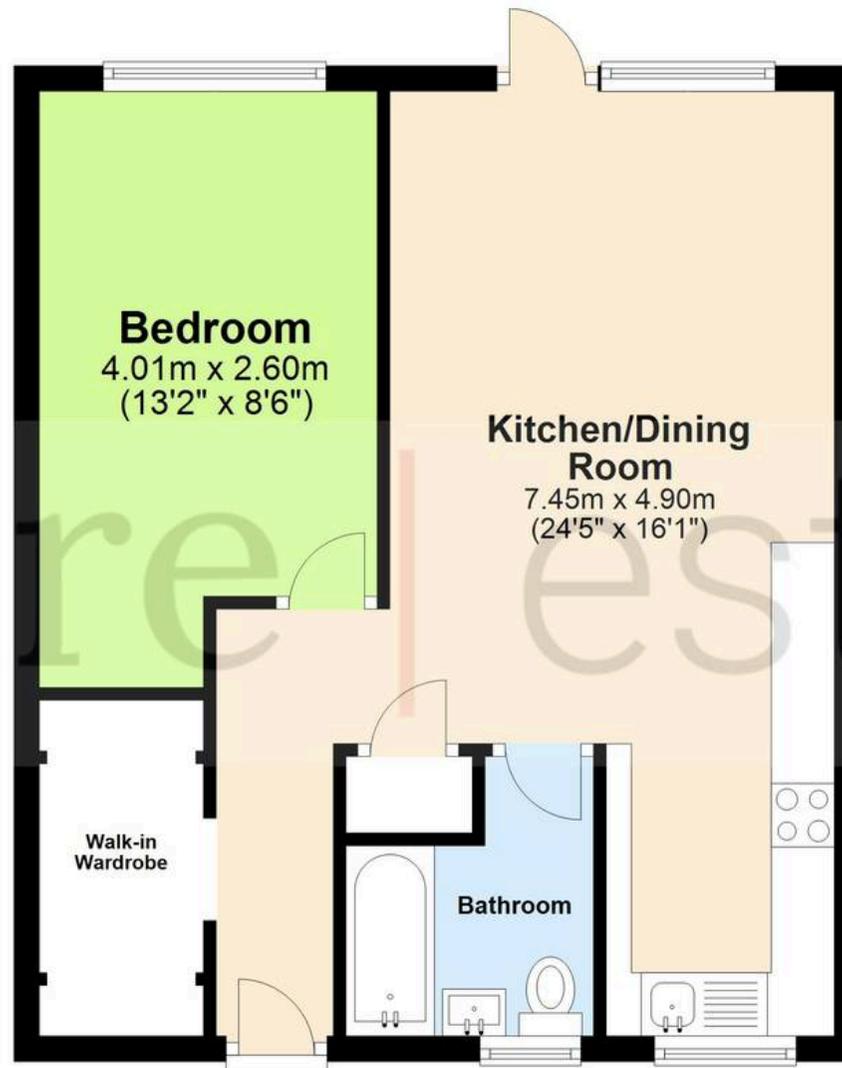
The property also boasts superb transport connections, with easy access to the M1 and M25 motorways, providing excellent links to London and the surrounding areas. The historic city of St Albans is just a short drive away, offering a wide selection of shopping, dining, and leisure facilities, as well as fast rail services into the capital.

This property is an ideal purchase for first-time buyers, downsizers, or investors.



## Floor Plan

Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 47.3 sq. metres (508.8 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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