

**FOR  
SALE**



Taverners, Hemel Hempstead

squire | estates

A well-proportioned four bedroom end of terrace townhouse, offering flexible accommodation arranged over three floors and ideal for growing families.

The ground floor comprises a fitted kitchen leading through to a breakfast room, providing a pleasant space for informal dining with direct access to the rear garden. In addition, there is a convenient cloakroom/WC and a substantial storage room, which offers excellent potential to be converted into a utility room or to extend the breakfast area, subject to requirements.

To the first floor, a bright and spacious lounge benefits from large windows allowing plenty of natural light to flood the room. This level also features a double bedroom and a modern family bathroom, creating versatile living arrangements for guests or multi-generational living.

The second floor offers three further well-proportioned bedrooms, completing the accommodation.

Externally, the property benefits from off-road parking to the front and a private rear garden, ideal for outdoor entertaining and family use. The property is conveniently located close to the Old Town of Hemel Hempstead, with its charming range of coffee shops, restaurants and local amenities.

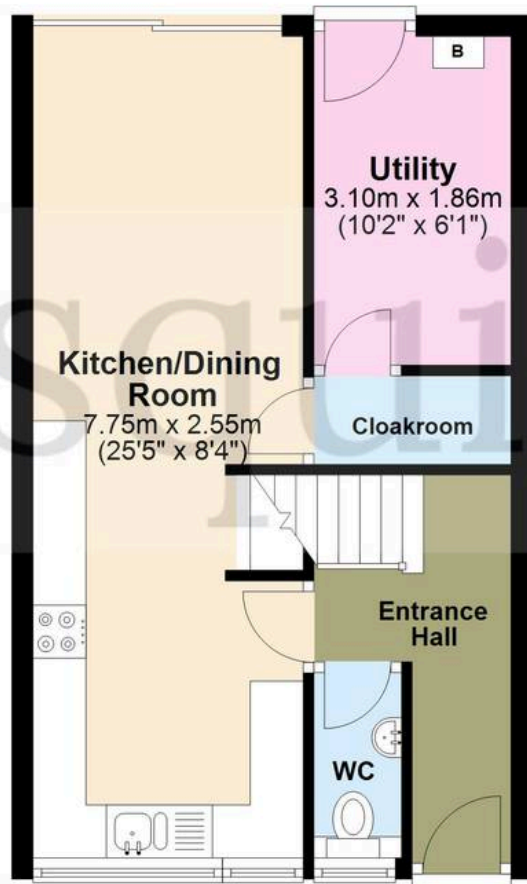
This attractive home combines space, practicality and potential, and is ideally suited to buyers seeking versatile living in a well-designed layout.

- Four Bedroom Town House
- End of Terrace
- Four good size bedrooms
- Off road parking
- Close to the Old Town
- Storage area which could be a utility room / office
- EPC C



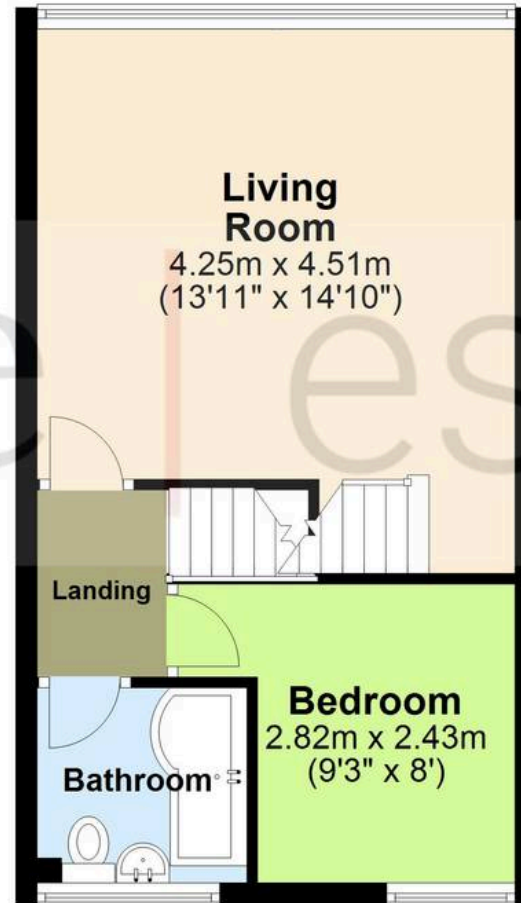
## Ground Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



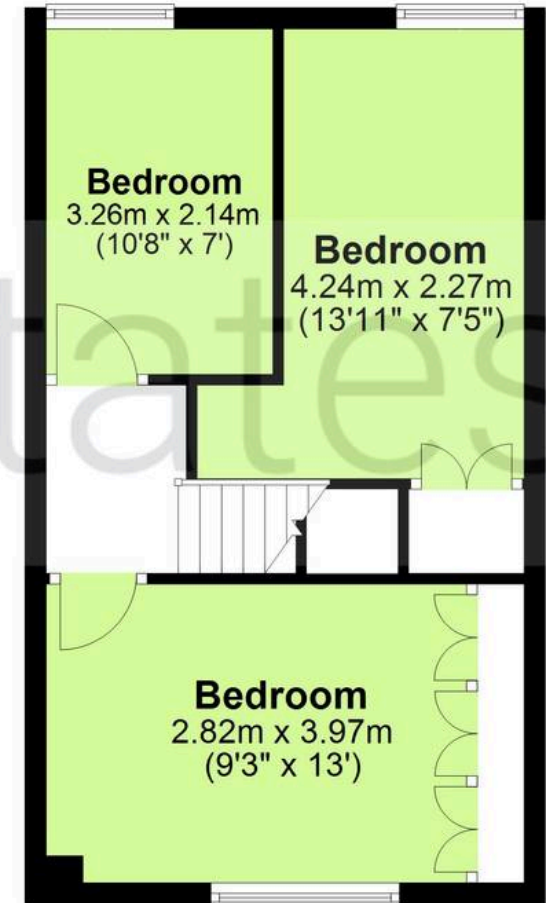
## First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



## Second Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Total area: approx. 107.2 sq. metres (1154.1 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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