

**FOR  
SALE**



Sheppards Yard Figtree Hill, Hemel Hempstead  
Guide Price

squire | estates

Nestled within a charming courtyard at the rear of the Old Town in Hemel Hempstead, this delightful one bedroom maisonette offers a unique blend of character, privacy, and elevated views. From the lounge window, you can enjoy attractive outlooks across the historic Old Town and St Marys church, creating a picturesque setting to relax and unwind.

The property features a bright and spacious open-plan lounge and kitchen area, designed for modern living. The kitchen provides ample wall unit storage, space for a fridge/freezer, and a built-in oven, making it both practical and stylish.

The property includes a good sized double bedroom, offering comfortable living space, while the bathroom is well-appointed with a shower, vanity sink, WC, and heated towel rail.

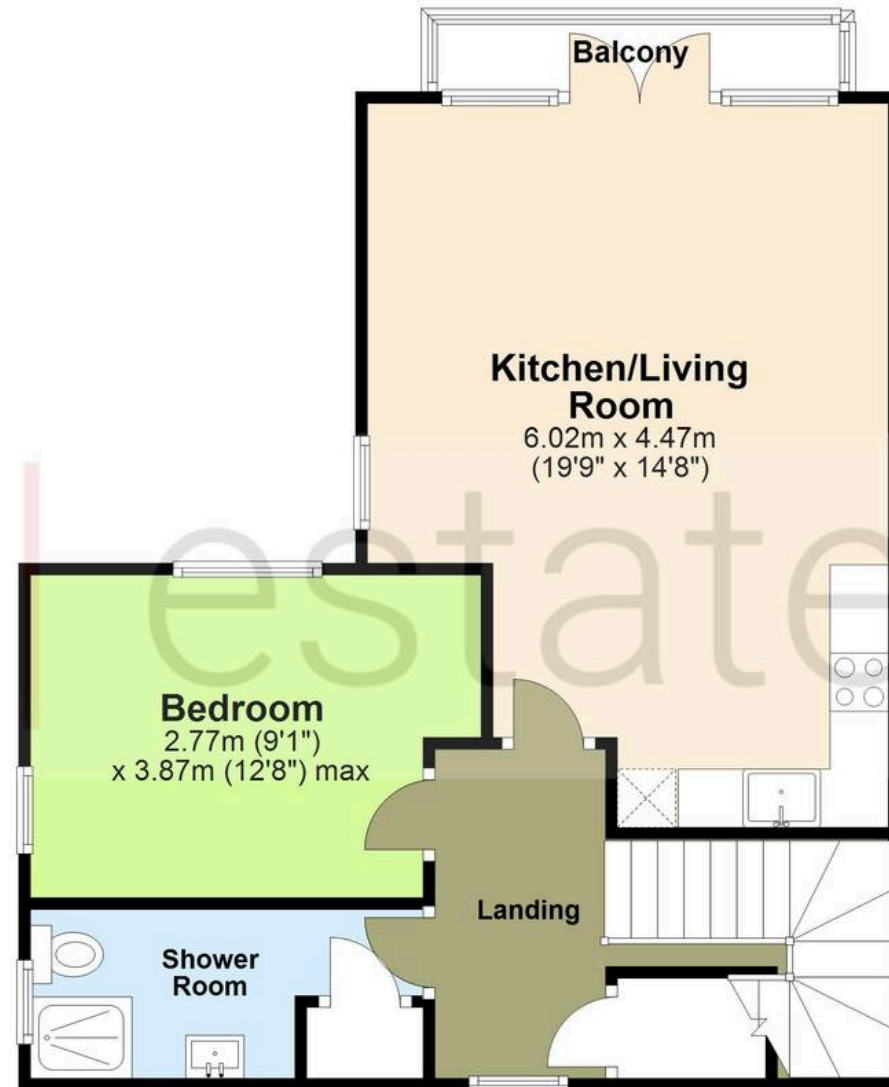
Additional benefits include ample storage in the hallway, ensuring the home remains clutter-free and functional. Tucked away in a peaceful courtyard location yet close to the character and amenities of the Old Town, this charming maisonette would make an ideal first-time purchase, investment.

- One bedroom maisonette
- Views over the old town
- Open plan living and kitchen
- CHAIN FREE
- Allocated parking spaces
- EPC C



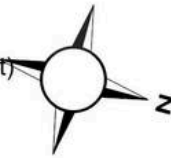
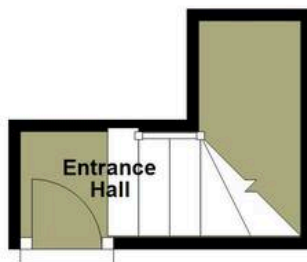
## First Floor

Approx. 47.2 sq. metres (508.2 sq. feet)  
(excluding Shower Room)



## Ground Floor

Approx. 3.0 sq. metres (31.9 sq. feet)



Total area: approx. 50.2 sq. metres (540.1 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

Plan produced using PlanUp. □



squire | estates

67 Marlowes, Hemel Hempstead

Hertfordshire HP1 1LE

t. 01442 233533

[www.squireestates.co.uk](http://www.squireestates.co.uk)