

**FOR
SALE**



Blair Close, Hemel Hempstead

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Situated in the popular residential area of Woodhall Farm, this two bedroom ground floor flat offers spacious and convenient living, ideal for first-time buyers, investors, or those looking to downsize.

The property benefits from a bright and comfortable lounge with doors opening directly onto the communal green, creating a pleasant outdoor aspect and allowing plenty of natural light throughout the living space. The kitchen is fitted with a range of ample wall and base units, offering good storage and workspace, along with space for a washing machine and fridge/freezer, plus a built-in cooker and hob.

Generously sized double bedroom, a good sized single bedroom, and a family bathroom fitted with a bath and shower over, wash hand basin, and WC.

Offered to the market chain free, this property presents an excellent opportunity for a smooth and straightforward purchase.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

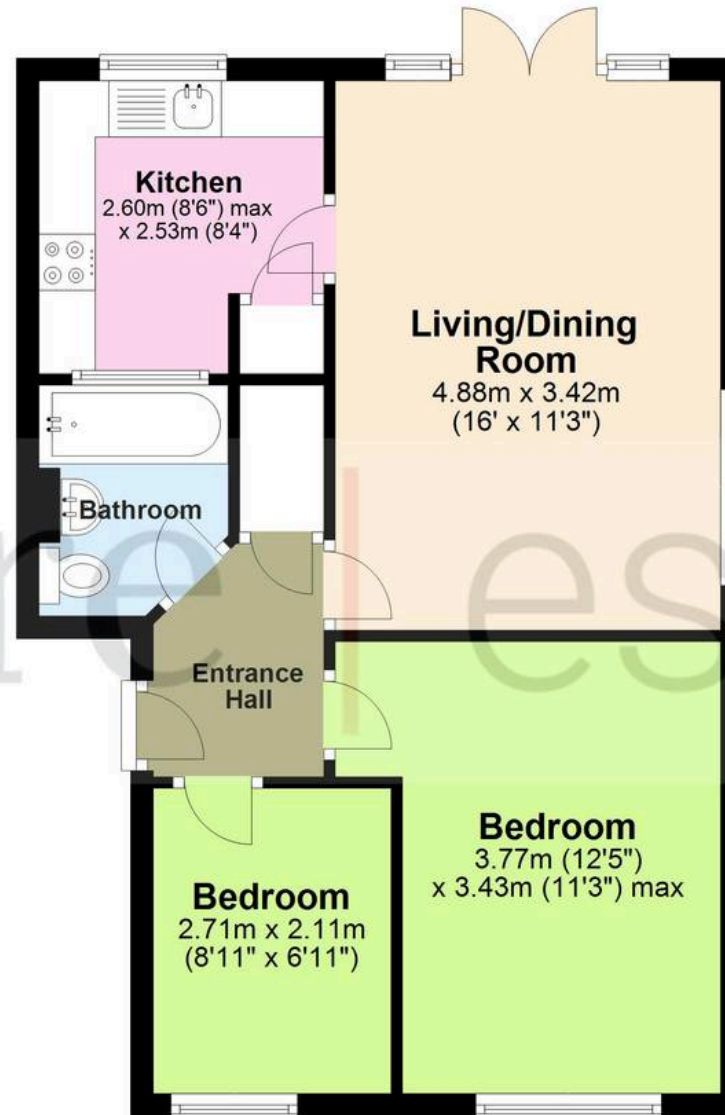
EPC Environmental Impact Rating: E

- Two bedroom flat
- Ground floor
- Patio doors from the lounge
- CHAIN FREE
- Close to local shops
- On bus routes



Floor Plan

Approx. 49.5 sq. metres (532.7 sq. feet)



Total area: approx. 49.5 sq. metres (532.7 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. □



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67 Marlowes, Hemel Hempstead

Hertfordshire HP1 1LE

t. 01442 233533

www.squireestates.co.uk