

**FOR
SALE**



Burgundy Drive, Hemel Hempstead

squire | estates

A well-presented four-bedroom home arranged over three floors, offering spacious and versatile accommodation throughout. The property benefits from allocated parking for one vehicle and is ideally suited to families or professional couples alike.

The ground floor comprises an entrance hallway, convenient downstairs WC, and a bright open-plan living/dining area with French doors leading out to the rear garden, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen comes complete with integrated appliances.

To the first floor are two generously sized double bedrooms and a contemporary family bathroom fitted with a bath and overhead shower.

The second floor offers a further two bedrooms, including a principal bedroom benefiting from an ensuite shower room.

Situated in a sought-after area close to local schools, shops, and amenities, the property also offers excellent transport links with easy access to the M1 and M25 motorways, making it perfect for commuters.

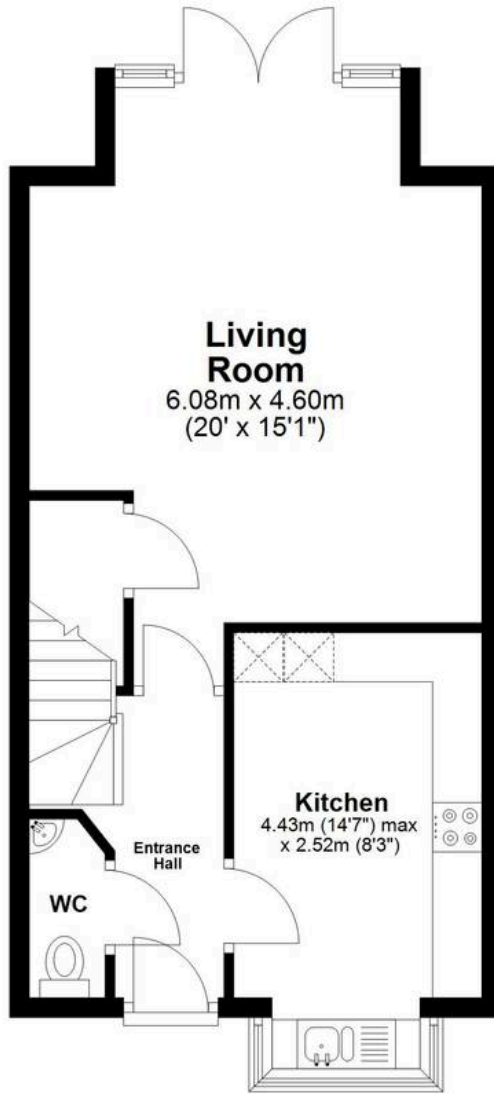
Externally, the property enjoys a private rear garden and allocated parking for one vehicle.

- Spacious four bedroom property
- Allocated Parking
- Convenient location with access to the M1, Good Schools and a local shop
- Four Double Bedrooms
- Kitchen
- Dining/Living Area
- EPC
- Living are with french doors to the garden
- Downstairs WC
- Master bedroom with ensuite



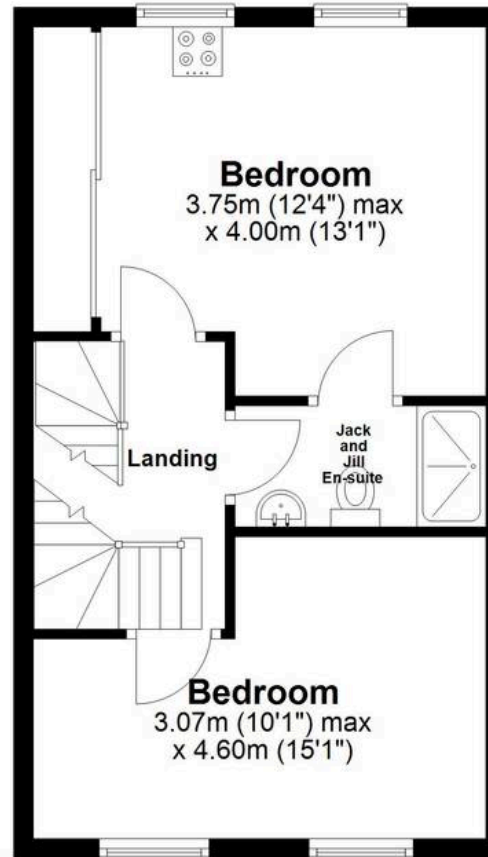
Ground Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



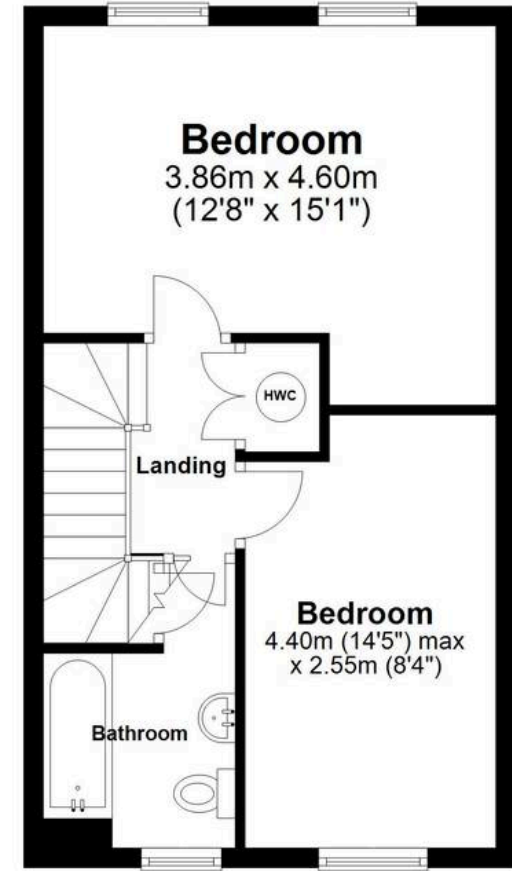
First Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



Second Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 119.0 sq. metres (1280.8 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



t. 01442 233533 | e. homes@squirestates.co.uk