

**FOR  
SALE**



Kings Court Roughdown Road, Hemel Hempstead

squire | estates

This beautifully presented One Bedroom Ground Floor Maisonette has a Private Garden and can be found located in a highly convenient position close to Hemel Hempstead Railway Station and within walking distance of Boxmoor village and Hemel Hempstead town centre,

The property features a bright and spacious lounge with double doors opening directly onto the private rear garden, thoughtfully designed with both patio and lawn areas, ideal for relaxing and entertaining.

The modern fitted kitchen is finished to a high standard with contemporary units and integrated appliances, while the white contemporary bathroom benefits from a shower over the bath.

Further benefits include a private allocated parking space, double glazing and a superb location for commuters and local amenities.

This property would make an ideal first-time purchase, investment opportunity or downsizing option.

No upper chain.

- One bedroom ground floor maisonette
- Walking Distance to Mainline Station
- Private rear garden with patio and lawn
- Lounge with double doors to garden
- One Allocated Parking Space
- EPC C
- No upper chain





TOTAL APPROX. FLOOR AREA 486 SQ.FT. (45.12 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

© 2021 (ID780197)



t. 01442 233533 | e. [homes@squirestates.co.uk](mailto:homes@squirestates.co.uk)