

**FOR  
SALE**



Maynard Road, Hemel Hempstead

squire | estates

Located in the heart of Hemel Hempstead, this lovely three-bedroom semi-detached family home offers spacious and versatile accommodation, together with off-road parking and a well-maintained rear garden, all within walking distance of the town centre amenities.

The property features a generous through reception room with both lounge and dining areas, creating an ideal space for both family living and entertaining. To the rear of the property steps lead down to the fitted country-style kitchen offers a range of wall and floor units with coordinating work surfaces and an additional reception area with doors opening onto the garden. Currently used as a home office, this flexible space would also make an excellent breakfast or family area.

The ground floor further benefits from the family bathroom fitted with a bath with shower over, wash hand basin and WC, together with a useful understairs storage cupboard.

To the first floor are three well-proportioned bedrooms, while a staircase leads to the second floor where there is a useful storage room/study with a Velux window. Subject to the necessary planning permissions and building regulations, this space could potentially be converted into an additional bedroom.

Externally, the property enjoys a pretty and well-maintained rear garden with areas laid to lawn and patio, together with a good-sized garden room. The rear garden can be accessed through a gate at the side of the property. To the front of the property there is off-road parking for one vehicle.

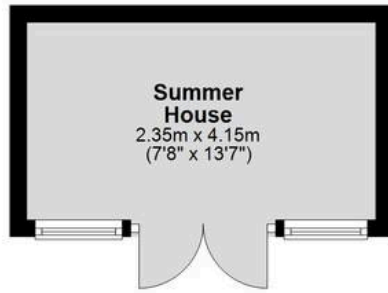
Ideally situated just a two-minute walk from the town centre of Hemel Hempstead, the property is conveniently located for local amenities and excellent transport links with the A41 and mainline railway station.

- Three bedroom Semi Detached House
- Located in the heart of Hemel Hempstead Town Centre
- Off-road parking for one car and excellent access to the A41 and mainline station
- Through lounge / dining room
- Kitchen with adjoining study / breakfast area
- Loft room/study with Velux windows offering potential for additional bedroom (STPP)
- Attractive rear garden with patio, lawn and garden room



## Ground Floor

Approx. 59.9 sq. metres (645.2 sq. feet)



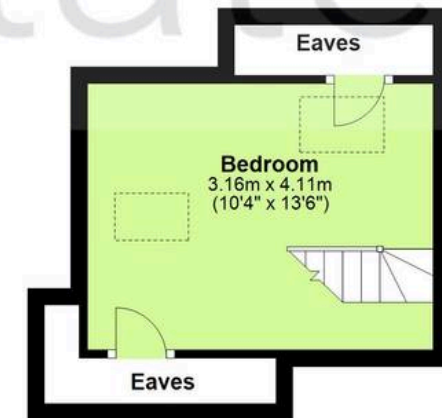
## First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



## Second Floor

Approx. 13.0 sq. metres (139.7 sq. feet)  
(excluding Eaves, Eaves)



Total area: approx. 106.3 sq. metres (1144.2 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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