

**FOR
SALE**



14 Rathlin, Hemel Hempstead

squire | estates

Situated in a highly sought-after location, this spacious four-bedroom semi-detached family home offers well-proportioned accommodation throughout and is ideally positioned close to excellent local schools, shops, and transport links.

The property welcomes you with a generous entrance hall, complete with a convenient downstairs cloakroom. To the rear, the impressive kitchen/dining room provides an excellent space for family living and entertaining, while the separate, spacious living room benefits from a large window that floods the room with natural light.

Upstairs, the property offers four well-sized bedrooms. The principal bedroom features built-in wardrobes, complemented by a second generous double bedroom and two further good-sized single bedrooms, ideal for children, guests, or a home office. The family bathroom is fitted with a bath and shower over.

Outside, the good-sized rear garden offers a patio seating area, lawn, and a useful brick-built shed, providing excellent outdoor space for families and additional storage.

The property is conveniently located close to local amenities, well-regarded schools, and benefits from excellent transport connections, with easy access to the M1 and M25 motorways, as well as the historic city of St Albans.

- Four-Bedroom Semi Detached
- Large Kitchen Dining Area
- Downstairs Cloakroom
- Excellent Local Schools
- Front and Rear Gardens
- Close to M1 M25
- EPC D



Ground Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



Total area: approx. 99.1 sq. metres (1066.7 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
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