

**FOR
SALE**



95 Washington Avenue, Hemel Hempstead
Offers Over £400,000

squire | estates

This spacious and versatile five-bedroom mid-terrace home is arranged over three floors, offering generous living accommodation ideal for growing families.

The ground floor comprises a welcoming entrance hall, a convenient downstairs WC with shower, a modern kitchen/dining area, and an additional bedroom, providing flexible living options. The contemporary kitchen with French doors leading to garden features stylish white cabinetry and a range of integrated appliances, creating a practical and attractive space for everyday living and entertaining.

On the first floor, you will find a bright and spacious living room, a well-appointed family bathroom, and a further bedroom.

The second floor offers an impressive principal bedroom along with two additional large double bedrooms, providing ample space for the whole family.

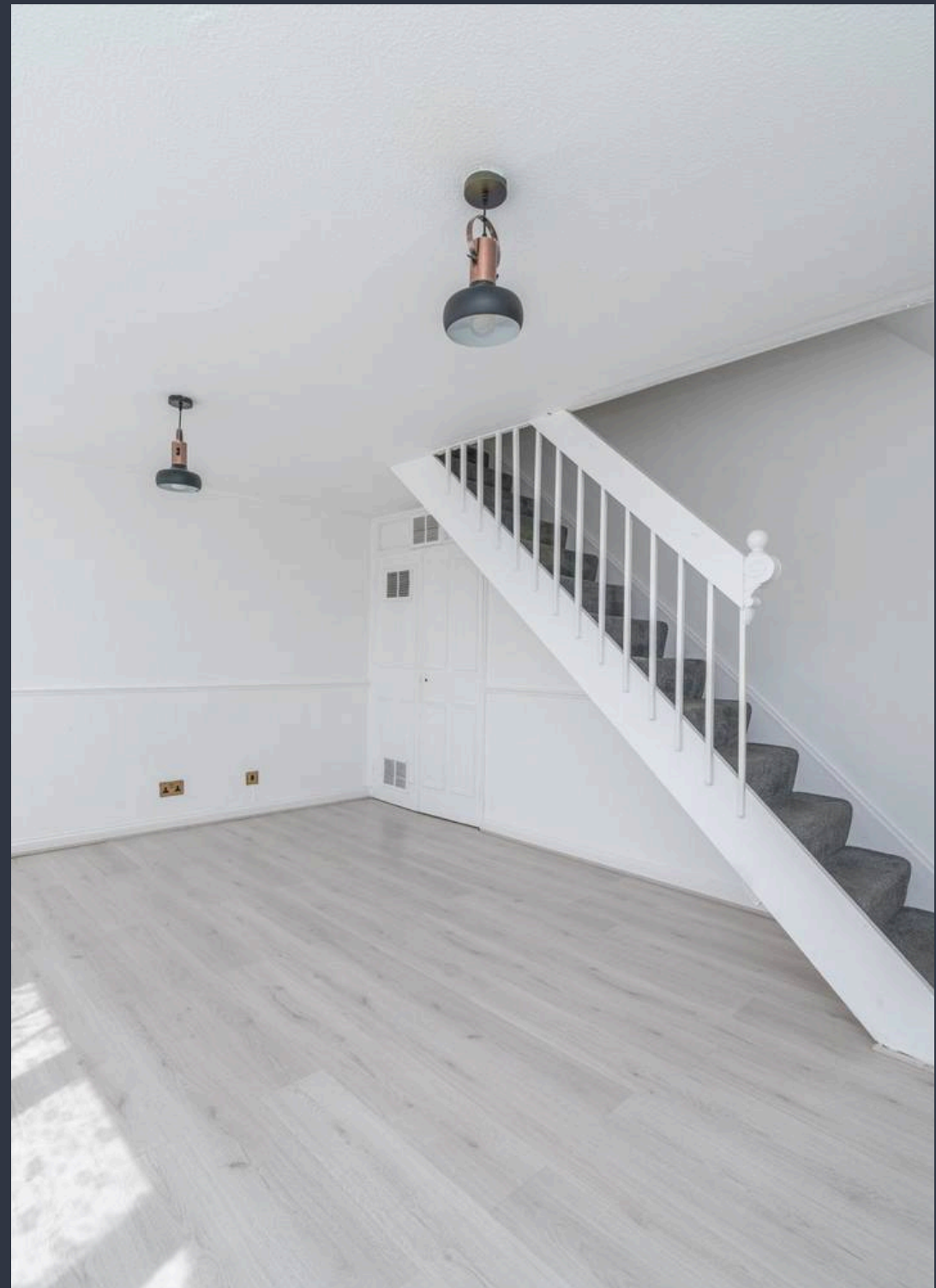
Externally, the property benefits from a large driveway offering off-street parking. To the rear is a low-maintenance garden with gated rear access and a useful outbuilding, ideal for use as a home office, studio, storage room, or workspace for those working from home.

Conveniently located close to a range of local shops and amenities, the property is also within easy reach of highly regarded primary and secondary schools. Excellent transport links provide easy access to St Albans, while the M1 and M25 motorways are nearby, making this an excellent choice for commuters.

- Council tax - C
- External converted garage to the rear of the property
- Five bedroom House
- Close to Local shops and schools
- Drive way
- EPC Rating C

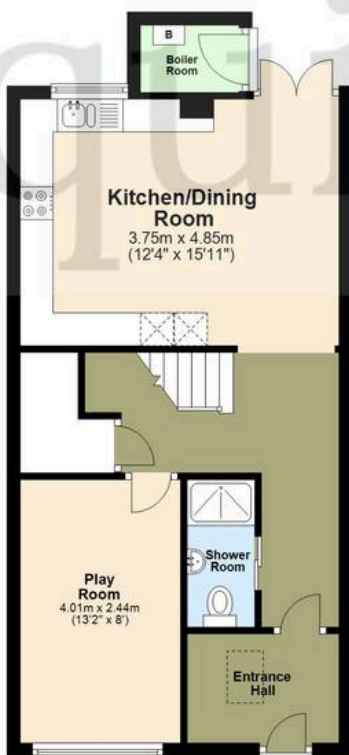
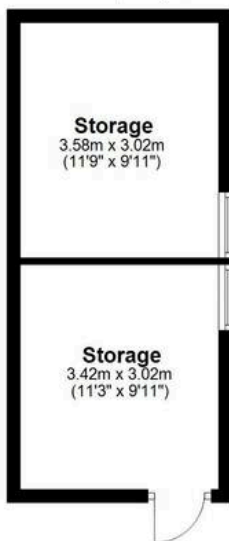


SUBMIT AN OFFER



Ground Floor

Approx. 66.1 sq. metres (711.9 sq. feet)
(excluding Entrance Hall)



First Floor

Approx. 37.1 sq. metres (399.9 sq. feet)



Second Floor

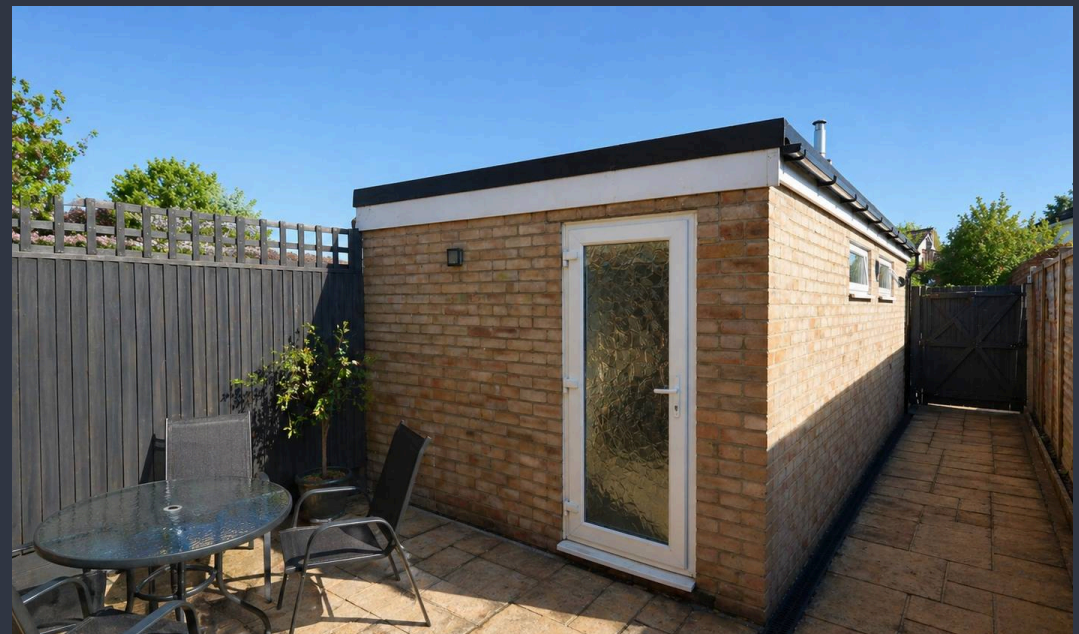
Approx. 37.2 sq. metres (399.9 sq. feet)



Total area: approx. 140.4 sq. metres (1511.7 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. □



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