

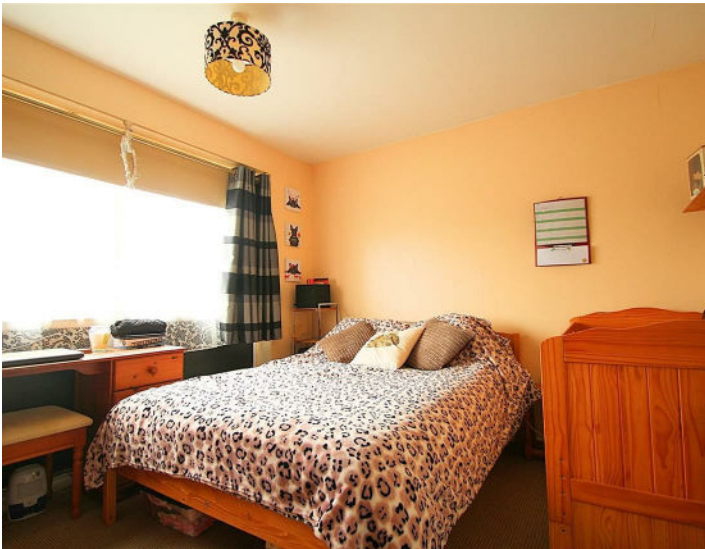


**22 Nightingale Walk, Hemel Hempstead, Herts HP2 7QX**  
**£800 PCM**

squire | estates

---

Well presented first floor flat is located in the quiet cul de sac of Nightingale Walk. The flat comprises of lounge, separate kitchen, double bedroom and bathroom. Available From 3/5/21



### COMMUNAL ENTRANCE HALL

Entrance door leads into communal hallway and stairs rising to the first and second floors.

### ENTRANCE HALL

Door leading into entrance hall with doors to lounge, bedroom and bathroom. Wood effect flooring.

### LOUNGE

16'5" x 9'6" (5.02 x 2.92)

Large double glazed picture window overlooking communal gardens. Wood effect flooring. TV point. Door to kitchen.

### KITCHEN

10'0" x 6'6" (3.06 x 2.0)

With a range of beech base and wall units. Stainless steel single drainer sink with spaces for appliances. Coordinating work surfaces and part tiled splash backs. Two utility cupboards, one housing the hot water tank. Large double glazed window overlooking communal gardens.

### BEDROOM

12'6" x 9'9" (max) (3.83 x 2.98 (max))

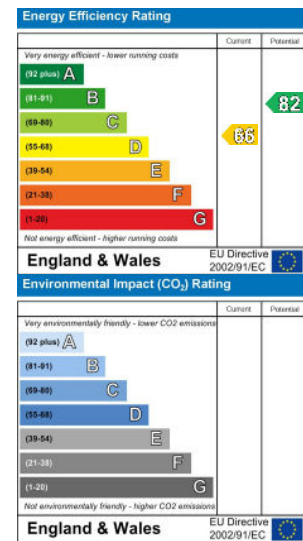
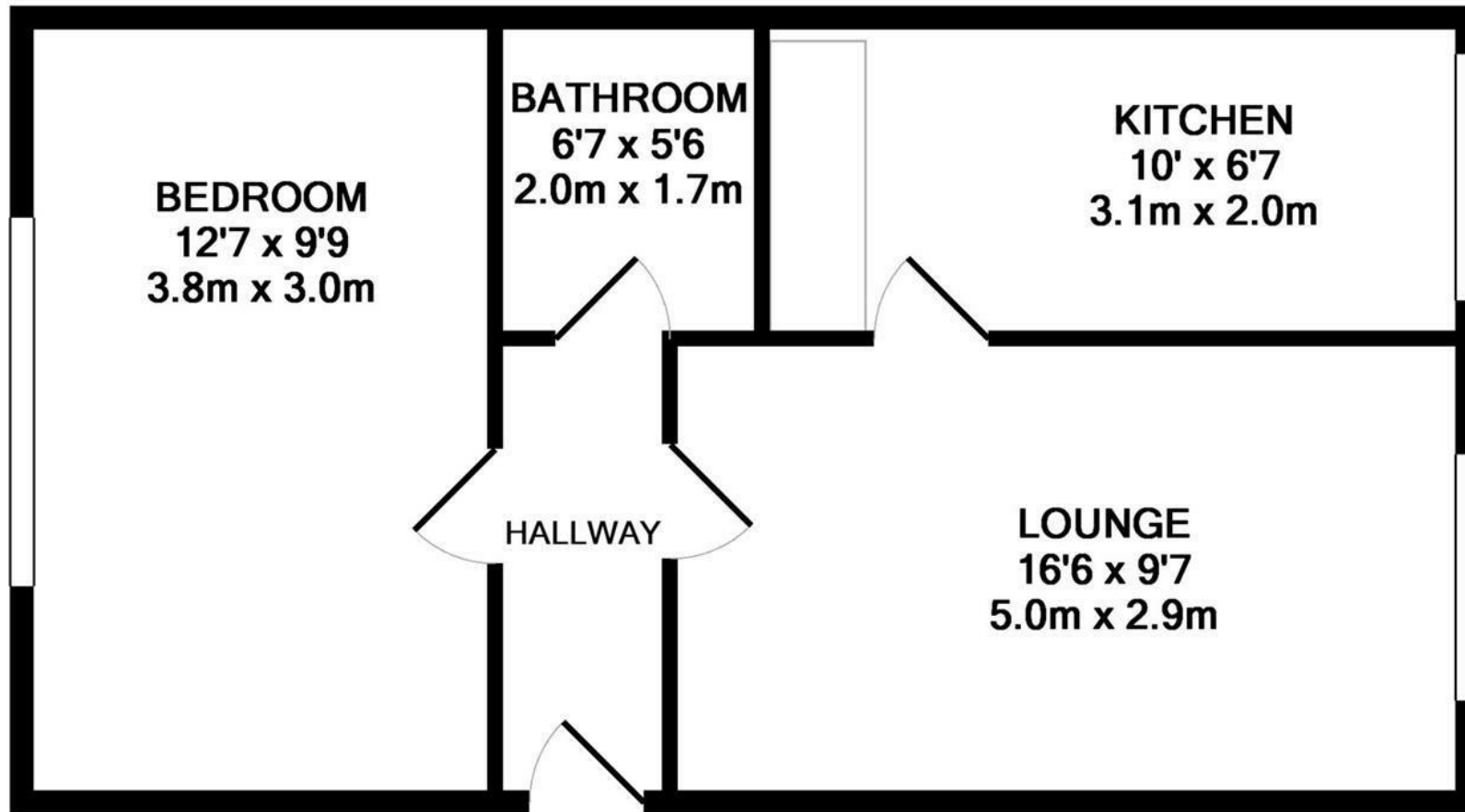
Good size double bedroom with double glazed window overlooking the front of the property.

### BATHROOM

6'6" x 5'6" (2.0m x 1.68m)

Avocado bathroom suite comprising of bath with shower attachment, toilet and wash hand basin. Extractor fan.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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

Made with Metropix ©2016