



**Butchers Cottage High Street, Hemel Hempstead, Hertfordshire  
HP1 3AF**

**squire** | estates

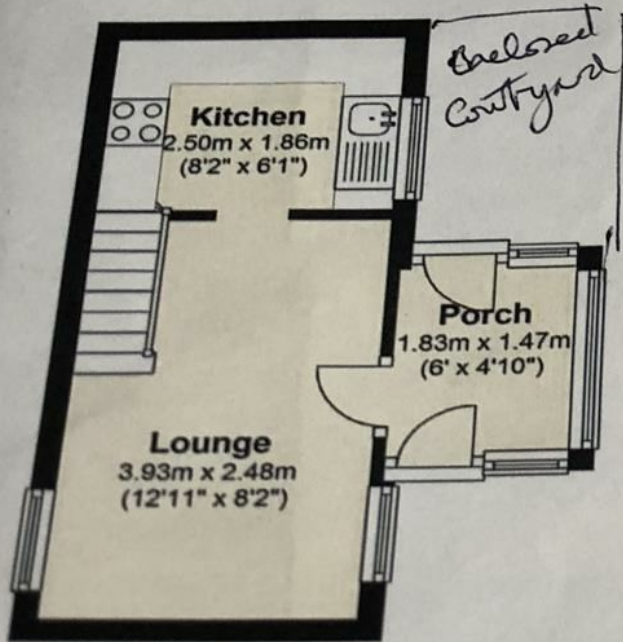
**Squire Estates are pleased to present this beautiful one bedroom character cottage located in the heart of the Old Town which is also walking distance to Gadebridge Park and the TOWN CENTRE. The property benefits from a small courtyard garden and recently refurbished bathroom and kitchen. One ALLOCATED parking space. AVAILABLE NOW**



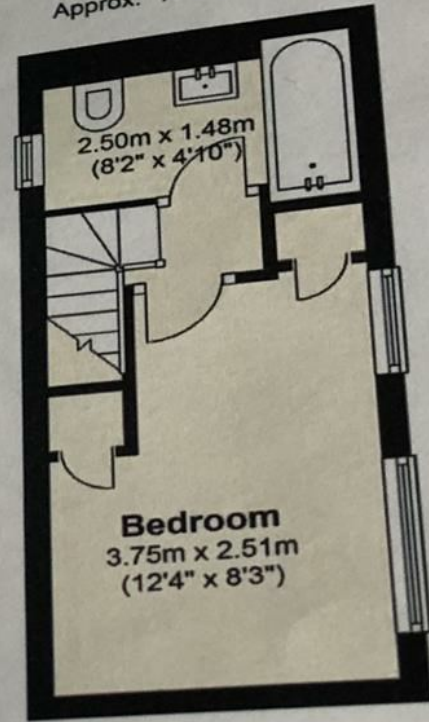




**Ground Floor**  
Approx. 17.5 sq. metres (188.6 sq. feet)



**First Floor**  
Approx. 15.4 sq. metres (165.5 sq. feet)



Total area: approx. 32.9 sq. metres (354.1 sq. feet)

floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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