



Epping Green  
Hemel Hempstead, HP2 7JD

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## Epping Green, Hemel Hempstead

Exclusive to Squire Estates this ground floor one bedroom flat is situated in the popular area of Woodhall Farm.

close to the industrial areas of Hemel Hempstead..

Newly carpeted the flat comprises of a spacious lounge overlooking grassland, a fully fitted kitchen with built in oven and hob, free standing fridge/freezer and washing machine.. The bedroom is a double and the bathroom fitted with a modern white suite with shower over bath.

Available from 28/03/24

## Features

- One bedroom flat
- Ground Floor
- New carpets
- Fitted and applianced kitchen
- Lounge overlooking grassland
- Available 28/03/24
- EPC C
- Council Tax B

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



