



Epping Green
Hemel Hempstead, HP2 7JD

squire | estates

Epping Green, Hemel Hempstead

This GROUND FLOOR flat is located in a CUL-DE-SAC in Epping Green Woodhall Farm. Currently tenanted the remaining lease on this flat is 52 years. CASH BUYERS only as the lease is low.

The property opens up into a spacious hallway, creating a great first impression. To the left is a generous size, carpeted, double bedroom. On the right you will find an open plan living/ dining room, with laminate flooring and views towards the open communal green space. Next to the living room, is a separate integrated kitchen, with ample counter space making prepping and cooking meals simple. There is also a modern part tiled bathroom comprising of a bath with shower attachment, a basin and vanity unit and a W/C.

This property is situated on a residential road in the Woodhall Farm area of Hemel Hempstead close to local shops and amenities.

A short drive from the mainline station with a fast and frequent railway service into London Euston and close to the M1 and M25 motorways, providing easy links to Heathrow, Gatwick and Luton airports.

Hemel Hempstead has a good range of shopping facilities and many recreational facilities including close by , an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

The highly regarded Brockwood Infant and Junior School and Holtsmere End Primary schools, Astley Cooper Secondary school and various independent schools are within close proximity.

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.



Features

- One Bedroom Flat
- Ground Floor
- Separate kitchen
- Excellent Buy to Let investment or FTB purchase
- Currently tenanted
- Low lease
- Close to Maylands Industrial Estate
- Council tax band B

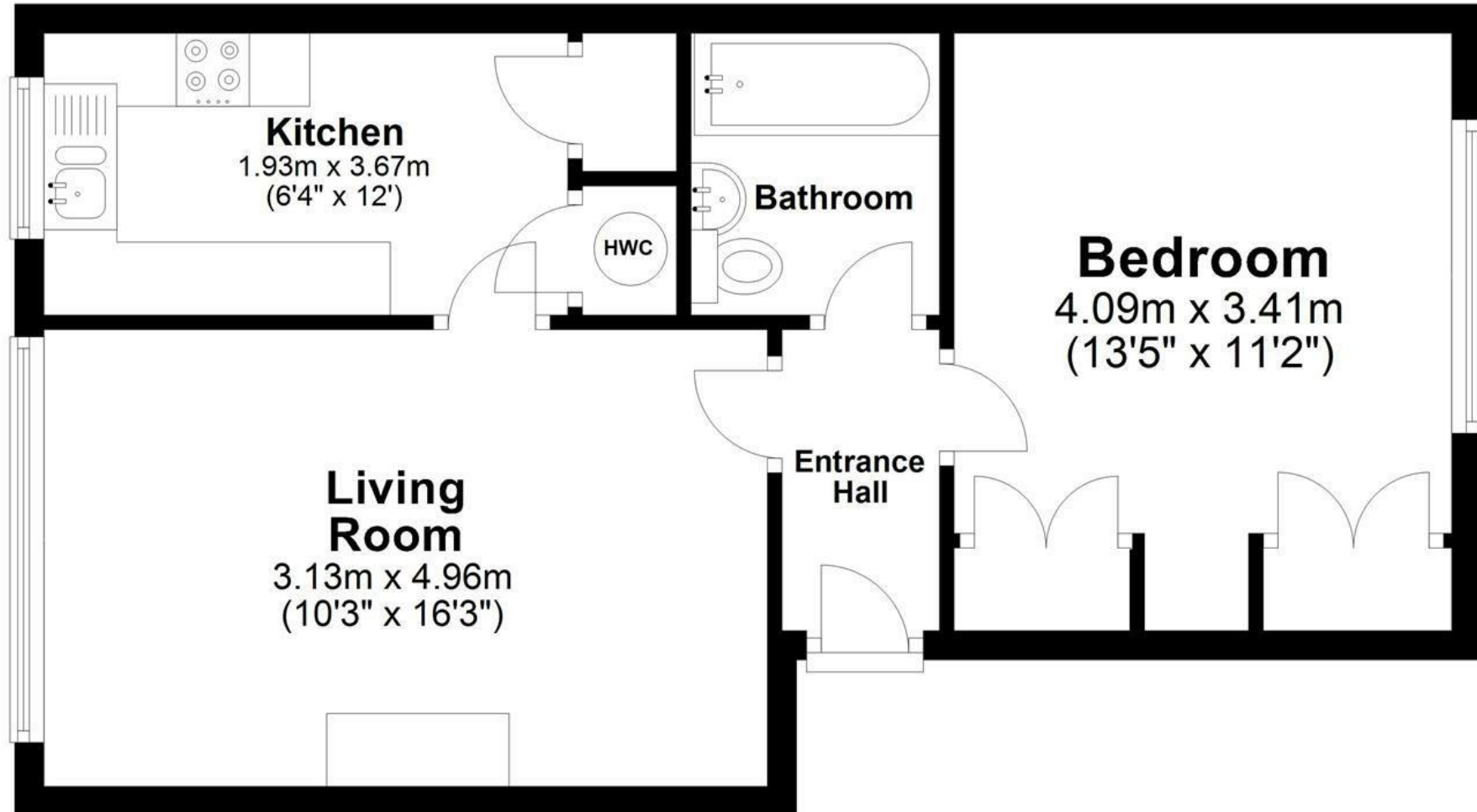
To Book a Viewing

Please contact Squire Estates on 01442 233533.

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

Floor Plan

Approx. 45.0 sq. metres (483.8 sq. feet)



Total area: approx. 45.0 sq. metres (483.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide -

SKM Studio

Plan produced using PlanUp.



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