



Timplings Row  
Hemel Hempstead, HP1 3ET

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## Timplings Row, Hemel Hempstead

Welcome to this lovely THREE-bedroom terraced home located in a peaceful residential area, with DRIVEWAY FOR TWO CARS. As you enter the property, you are greeted by a bright and airy hallway leading to the spacious living room, which features an electric fire, and doors to the conservatory.

The property boasts a full width conservatory to the rear, providing an ideal space for relaxation or entertainment, and it also offers a seamless connection to the charming rear garden which includes a delightful summerhouse. This area is perfect for enjoying warm summer evenings, hosting BBQs or simply enjoying the tranquillity and privacy of your own outdoor space.

The kitchen is well-equipped, providing ample storage space and plenty of room to prepare meals, with space for a small dining table. Here, there is also access to the utility room and another door to the front.

Upstairs, there are three good-sized bedrooms, all featuring plenty of natural light. The family bathroom is well-presented, with modern fittings and a power shower over the bath.

Overall, this property is in good condition and represents an excellent opportunity for those looking for a comfortable family home with plenty of potential to make their own mark. With its fantastic location, easy access to local amenities, this property is sure to be popular, so book your viewing today and avoid disappointment!

Positioned in the popular area of Gadebridge, this area offers a perfect location for families- with its own parade of shops, community centre, and lots of green space hosting weekly sessions such as football and running. Gadebridge is within walking distance to the town centre, a close drive Potten End and is close to Gadebrdge Park. Running through the heart of the town, Gadebridge Park provides acres of space for recreation, including bowls, a Splash Park, a skate park and a children's play area.

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

- Three Double Bedrooms
- Driveway Parking for Two Vehicles
- Two Reception Rooms
- Utility Area
- Summerhouse with Power
- Well Beautifully Maintained Garden
- Council tax C

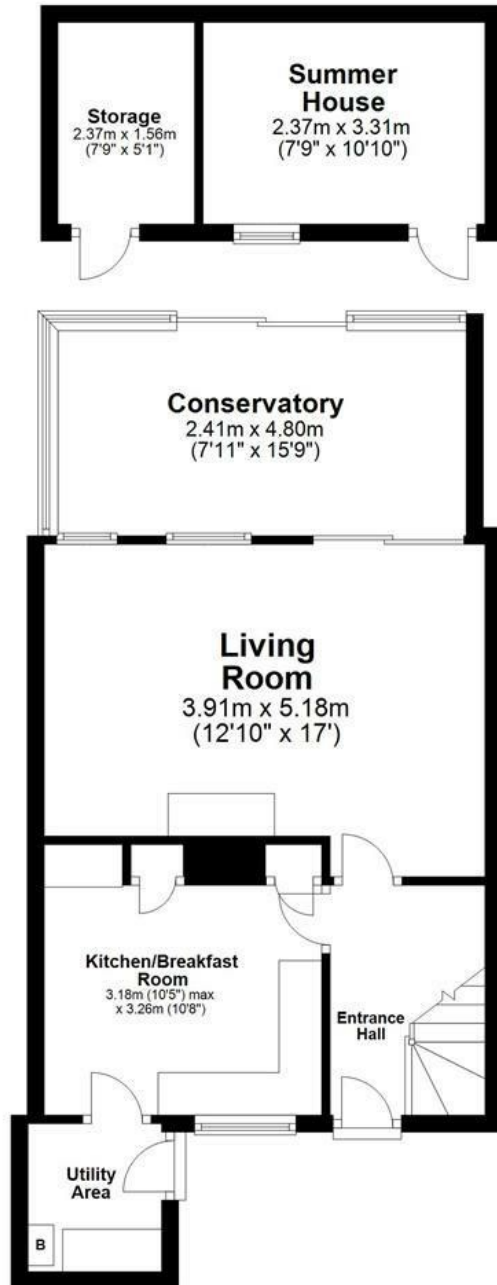
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

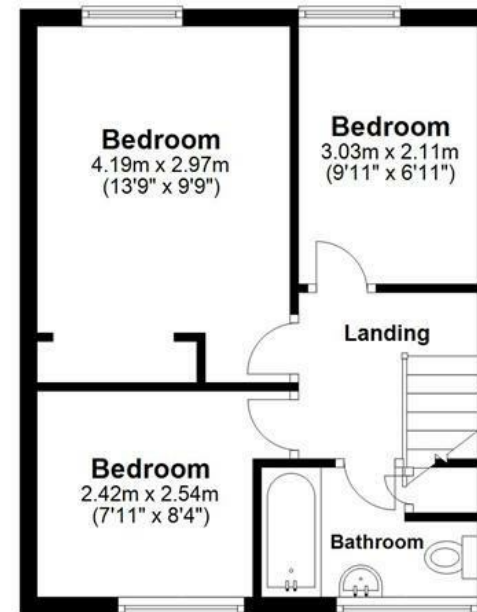
## Ground Floor

Approx. 61.4 sq. metres (661.2 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 96.2 sq. metres (1035.0 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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