



St. Agnells Lane
Hemel Hempstead, HP2 7BG

squire | estates

St. Agnells Lane, Hemel Hempstead

Squire Estates would like to offer to the market this 3-bedroom end-of-terrace house. As you enter the property you are welcomed into a hallway that gives access to a cloakroom and a spacious through lounge/diner, featuring large windows at both the front and rear, allowing an abundance of natural light to flood the room.

The house boasts a newly fitted kitchen, adorned with white gloss units and complemented by black work surfaces. The kitchen is equipped with a built-in oven and hob and offers convenient space for a washing machine and fridge freezer. From the kitchen, there is a door leading to the garden, providing easy access for outdoor activities and relaxation.

Moving to the first floor, the landing provides access to the loft, offering potential for additional storage or conversion. There are three bright and inviting bedrooms on this floor, consisting of two spacious double bedrooms and a single bedroom. These rooms are perfect for accommodating a growing family or creating a home office space.

Completing the first floor is a contemporary bathroom, featuring a shower over the bath, a pedestal sink, and a WC. The bathroom is newly fitted, providing a clean and modern space.

Outside, the property boasts a walled rear garden, providing private outdoor space. There is also an external storage area that could be incorporated into the ground floor of the property but currently offers a practical space for gardening tools, bicycles, or other belongings.

The front garden presents the possibility of creating parking spaces if the kerb is dropped, adding convenience for residents with vehicles.

NO UPPER CHAIN

Grovehill is a popular family location, home to great schools such as Maple Grove Primary School and Astley Cooper Secondary School. Grovehill offers large playing fields and close by a park and tennis courts.

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

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

- CHAIN FREE
- End of terrace house
- Three bedrooms
- Lounge/diner
- New white gloss kitchen
- New bathroom
- EPC rating C
- Council tax band C

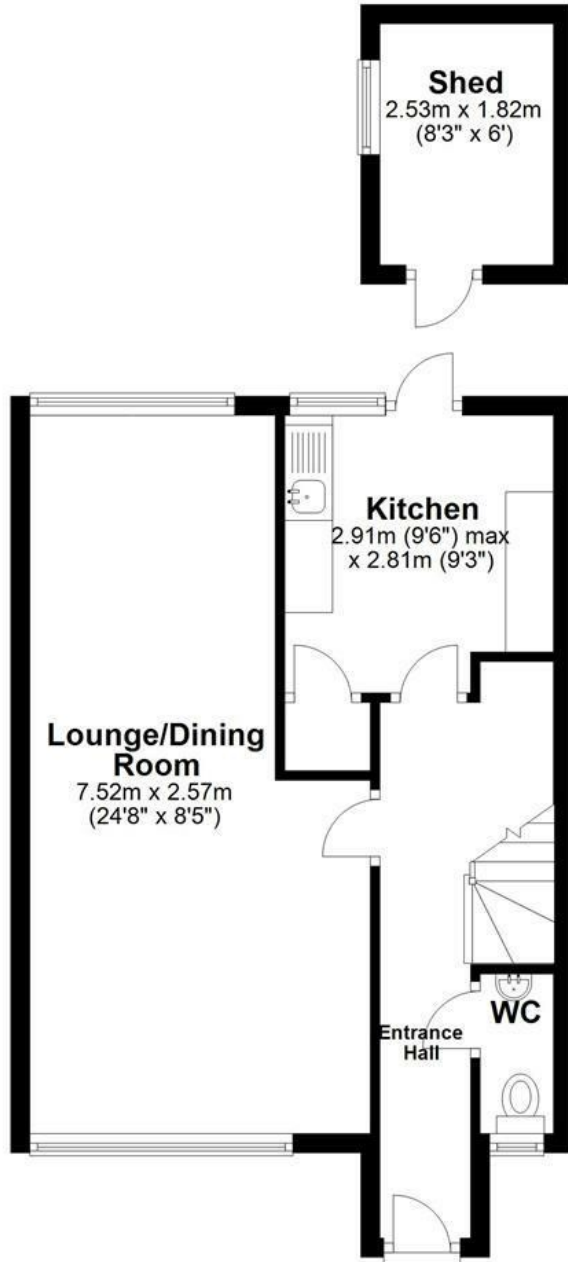
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(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	

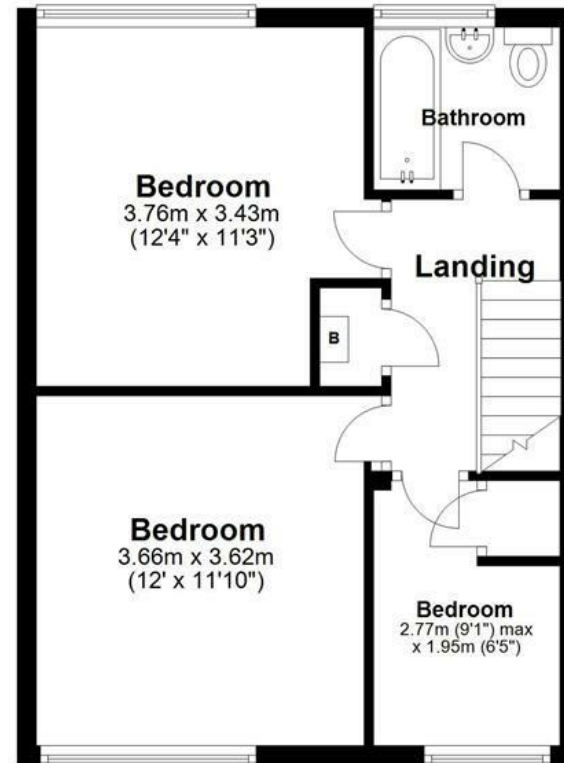
Ground Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 88.1 sq. metres (948.4 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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