



Avon Square  
Hemel Hempstead, HP2 6DZ

squire | estates

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## Avon Square, Hemel Hempstead

SQUIRE ESTATES are pleased to bring to the market this charming THREE bedroom family home, ideally located in a no-through road, close to local schools and shops. This property offers immense potential for those seeking to add their personal touch and undertake a modernization project. With an integrated garage, which is currently used as a workshop with built in work benches, a downstairs cloakroom; this residence is an excellent opportunity to create your dream home.

Upon entering, you are greeted by a homely atmosphere as the ground floor features a spacious living room/dining room and conservatory, perfect for gathering with family and friends. To the front of the property is a well-proportioned kitchen, awaiting your personal touch. Its functional layout provides ample space for a conveniently placed downstairs cloakroom.

Up the stairs, to the first floor, you will discover three generously sized bedrooms, offering comfortable accommodation for the whole family. Each room presents an opportunity for transformation into cozy havens of rest and relaxation. Whether it's a soothing master suite, a vibrant children's room, or a versatile home office, the possibilities are endless.

The garden is mature and features a vast patio area. There is also access at the rear, allowing easy removal of any garden waste. To the front of the property there is allocated space for your bins, and off street parking for three vehicles.

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

- Three bedrooms
- Downstairs WC
- Large Workshop Garage
- Driveway for Three Vehicles
- Close to shops
- Close to schools
- Council tax band C

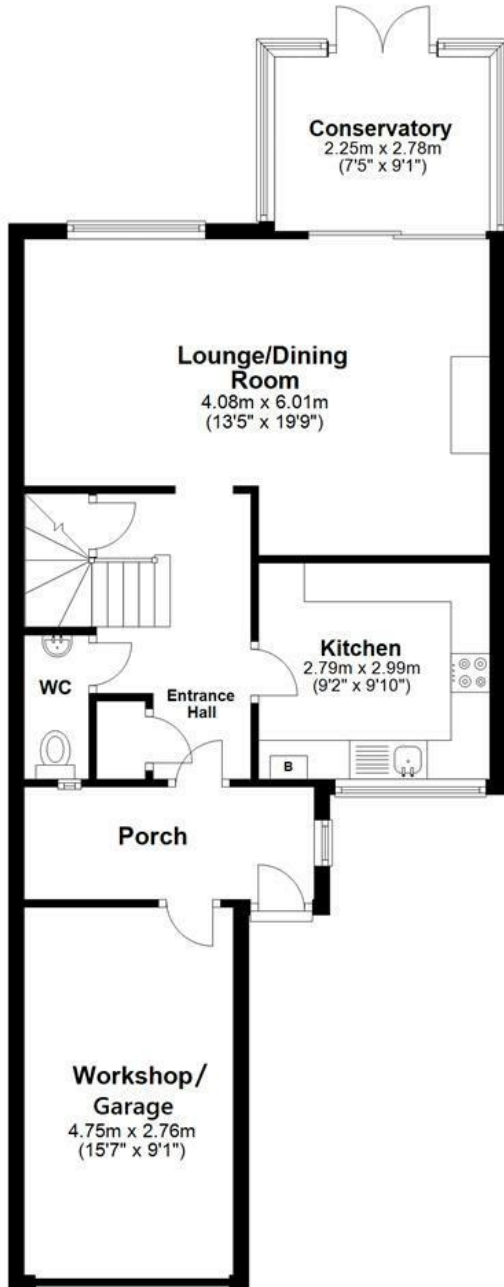
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

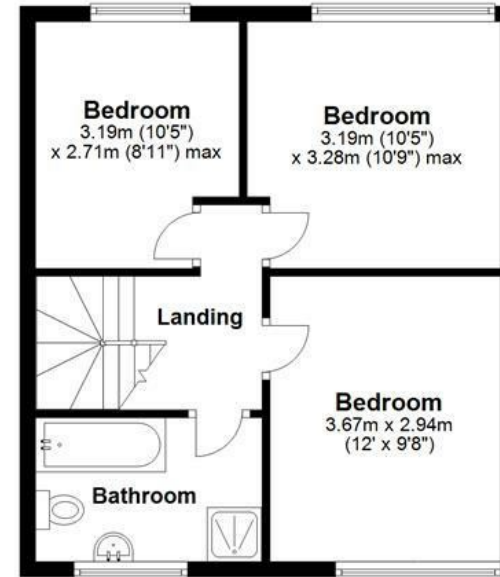
## Ground Floor

Approx. 67.8 sq. metres (729.4 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 109.7 sq. metres (1180.4 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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