



Nidderdale
Hemel Hempstead, HP2 5TE

squire | estates

Nidderdale, Hemel Hempstead

This spacious THREE BEDROOM family home benefits from a large bright lounge and recently fitted kitchen both with doors opening onto a good size tiered rear garden.

Postioned in a close the property is conveniently located for local amenities.

Steps leading to the front door you are welcomed with a separate porch with sliding doors. Entering the front porch you find yourself in the lounge which is a lovely spacious room with sliding doors giving access to the rear garden and stairs leading to the first floor. The modern galley style white gloss kitchen is fitted with ample floor and wall units, integrated oven and hob, and microwave, washing machine, dishwasher and fridge freezer. The kitchen has a door leading to the rear garden.

Stairs from the lounge lead up to the first floor where there is a landing with access to a good size storage cupboard and doors leading to the three bedrooms. Bedroom one, the main double bedroom over looks the rear garden, bedroom two is also a double room overlooking the green area at the front, and bedroom three is a good sized bedroom. The fully tiled modern family bathroom has bath with a rainfall shower over and pedestal sink. The WC is in a separate room.

Externally to the rear is a garden which benefits from a full width patio, great for summer entertaining, rear access and a good size brick built shed. To the front there is ample residents parking.

This property come with the benefit of no upper chain.

This property is situated in Highfield close to the Old Town and Marlowes Town Centre in Hemel Hempstead, with its comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

The property is a short drive from Hemel Hempstead mainline station with a fast and frequent railway service into London Euston in 24 minutes. Close by are both the M1 and M25 motorways, making the area ideal for commuters. Close by, Gadebridge Park runs from the northern edge into the heart of the town along the Gade valley, providing acres of space for recreation, including bowls, splash area, skate park and children's play area.

Highly regarded primary and secondary schools include Yewtree Primary School, George Street Primary, Hammond Academy.

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.

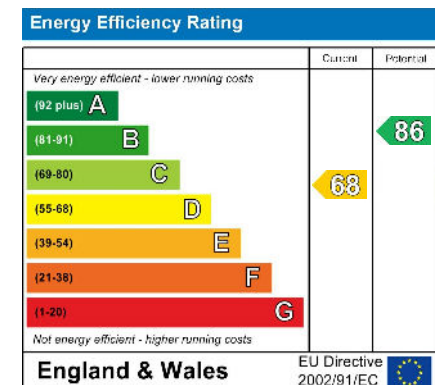


Features

- Three DOUBLE bedrooms
- Modern Bathroom
- Modern Kitchen
- CHAIN FREE
- Council tax band C

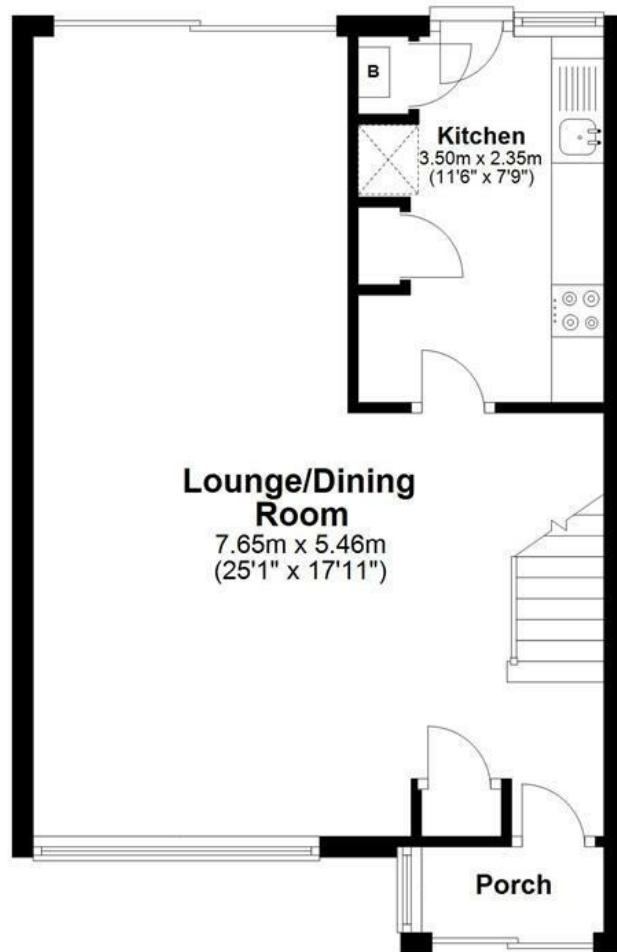
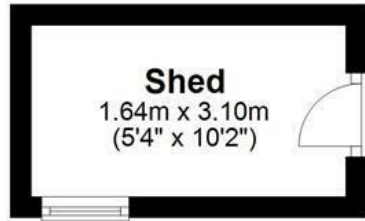
To Book a Viewing

Please contact Squire Estates on 01442 233533.



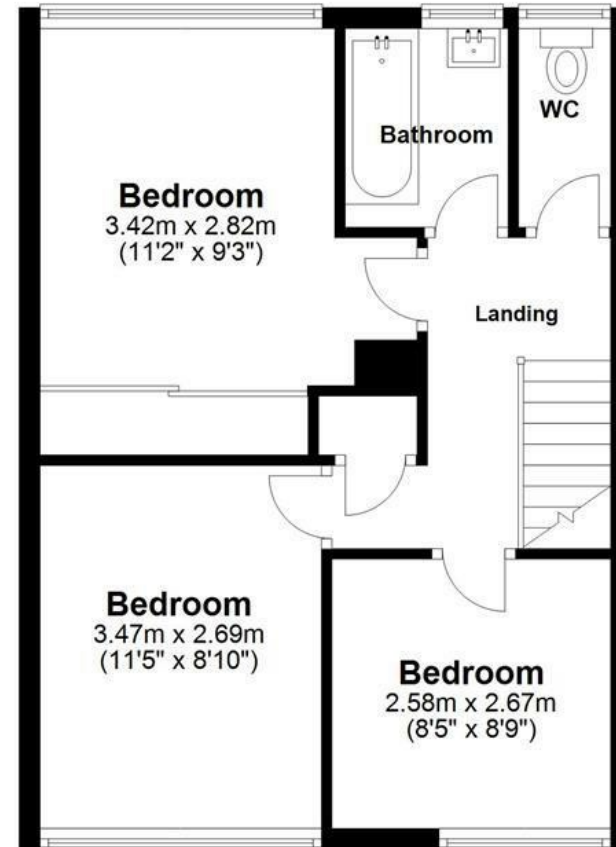
Ground Floor

Approx. 48.5 sq. metres (521.5 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 90.2 sq. metres (970.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

