



Airedale  
Hemel Hempstead, HP2 5TP

squire | estates

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## Airedale, Hemel Hempstead

Squire Estates are pleased to offer to the sales market this TWO DOUBLE BEDROOM family home. The property is conveniently located for Hemel Hempstead Old Town and Town Centre with ample residents parking.

On entering the property you find yourself in a hallway that provides access to the lounge which is a really spacious room with sliding doors providing access to the rear garden.. The adjacent kitchen is fitted with ample floor and wall units, an integrated oven and ceramic hob, space for a washing machine, dishwasher and fridge freezer. A door from the kitchen also gives access to the rear garden.

Stairs with an under-stairs storage cupboard lead to the first floor where the landing has a good size storage cupboard and doors leading to both bedrooms. Bedroom one, the main double bedroom over looks the rear garden and has fitted wardrobes, bedroom two is also a double room at the front of the property. The family bathroom has a bath with shower over, a sink and a WC.

Externally, the rear garden benefits from a full width patio, great for summer entertaining, rear access and a good size shed. To the front there is green space with residents parking.

This property comes with the benefit of no upper chain.

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,. Gadebridge Park runs 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 are close by.

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

- TWO DOUBLE bedrooms
- Lovely garden with STORAGE
- Bright & spacious throughout
- Close to local schools & Amenities
- Council tax band C

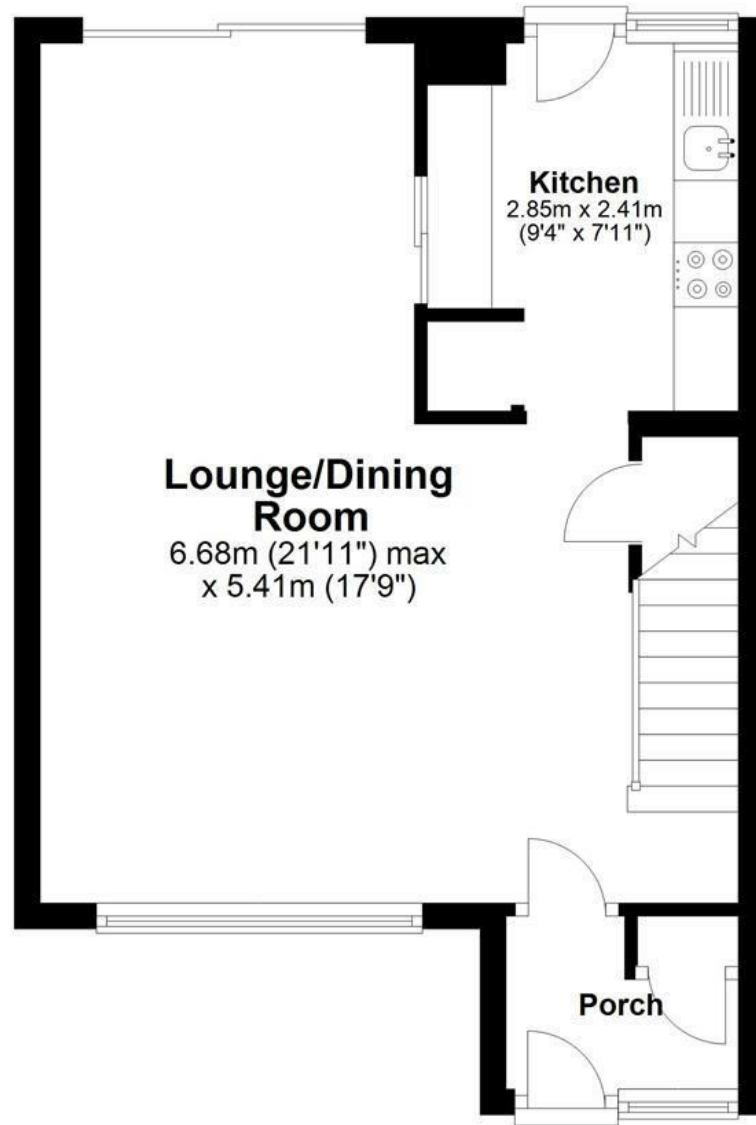
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(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	

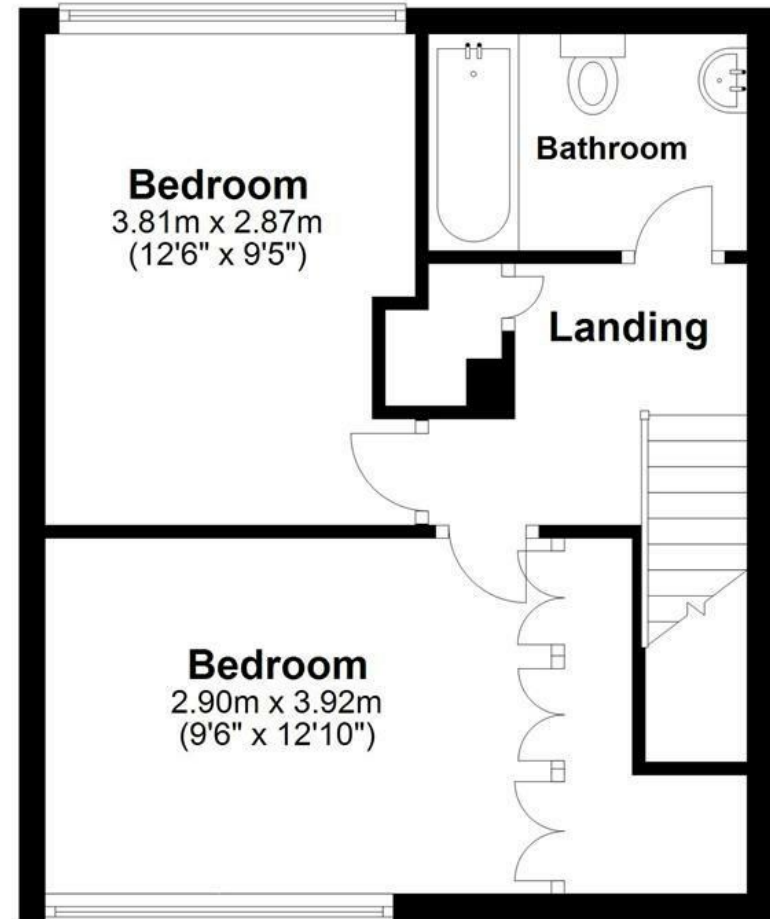
## Ground Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



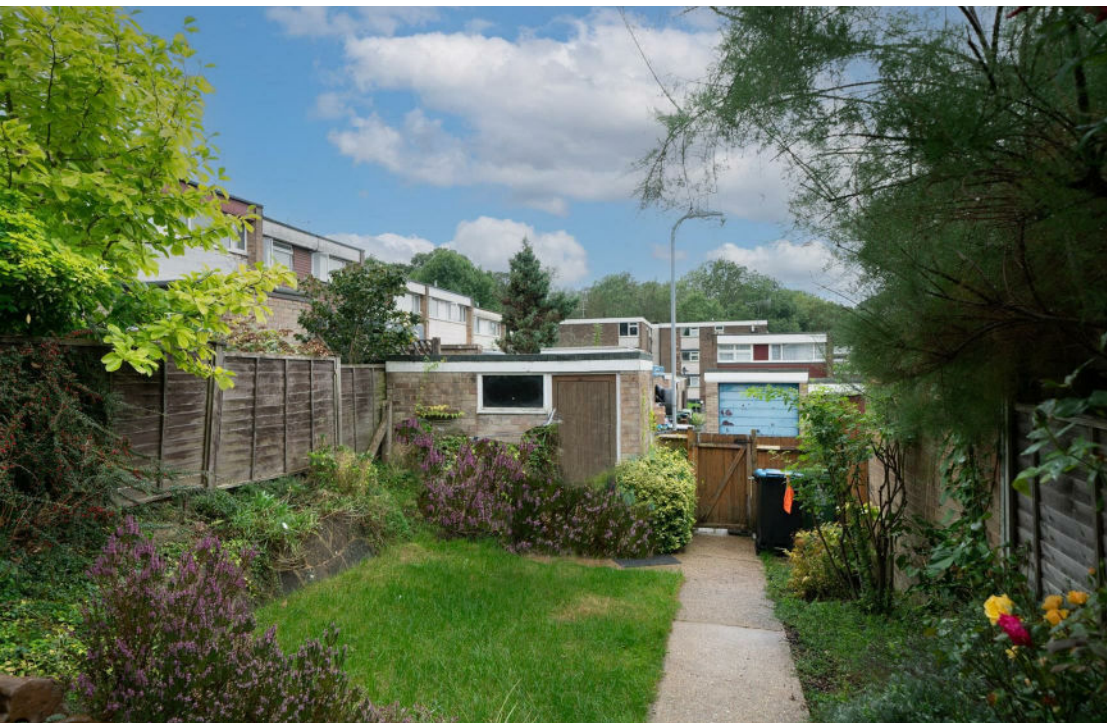
## First Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



Total area: approx. 74.8 sq. metres (805.2 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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