



Fletcher Way  
Hemel Hempstead, HP2 5RZ

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## Fletcher Way, Hemel Hempstead

Welcome to this stunning 2-bedroom duplex maisonette spanning over 900 sq ft, ideally located in close proximity to shops and amenities. This well-designed property offers a perfect blend of comfort and style.

Upon entering the property, the first floor welcomes you with an inviting open-plan kitchen featuring modern wall and floor units, a convenient breakfast bar, and top-of-the-line appliances. The kitchen seamlessly flows into a generous living area, providing an ideal space for relaxation and entertainment.

On this level, you will also discover a spacious double bedroom adorned with built-in wardrobes, offering ample storage space. A separate shower room adds to the convenience and functionality of this floor, providing both residents and guests with privacy and comfort.

Ascend the stairs to the second floor, where luxury awaits. The large master bedroom dominates this level, boasting not only size but also a private ensuite shower room. French doors open onto a Juliette balcony, allowing natural light to flood the space and creating a seamless indoor-outdoor connection.

The exterior of the property has also been considered and features off-road parking at the front for added convenience.

This 2-bedroom duplex maisonette is a perfect blend of modern design and practicality, offering a stylish and comfortable living space in a convenient location. Don't miss the opportunity to make this your new home.

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.

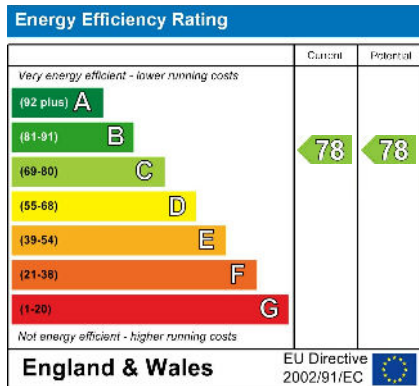


## Features

- Large Duplex Maisonette
- 2 Bedroom / 2 Shower rooms
- Allocated parking
- Modern openplan kitchen / living area
- Spacious master bedroom with ensuite
- No onward chain
- Council tax - B
- EPC - C

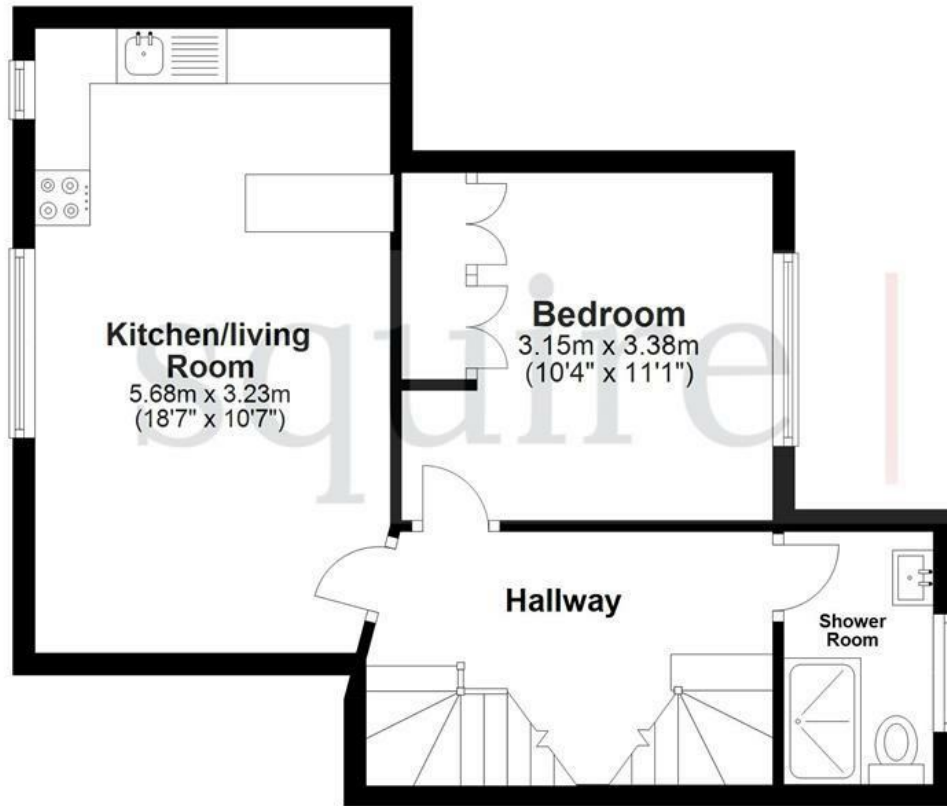
## To Book a Viewing

Please contact Squire Estates on 01442 233533.



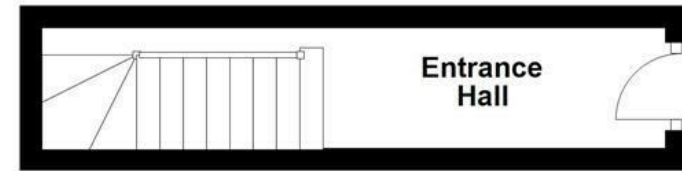
## First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



## Ground Floor

Approx. 6.2 sq. metres (66.8 sq. feet)



## Second Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 84.1 sq. metres (905.0 sq. feet)

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

