



Lapwing Close
Hemel Hempstead, HP2 6DS

squire | estates

Lapwing Close, Hemel Hempstead

Squire Estates would like to offer this 3 Bedroom Mid Terrace House in a peaceful Cul-de-Sac to the sales market. This well-located property features a garage and off-road parking.

Upon entering, you are greeted by a modern kitchen adorned with fitted units, and an integrated oven, and hob. The kitchen also offers convenient spaces for a fridge/freezer and washing machine.

The spacious lounge is a highlight of this home enhanced by sliding doors that open onto the rear garden. This provides an abundance of natural light and a seamless connection between indoor and outdoor living. A convenient cloakroom on the ground floor adds to the practicality of this property.

Ascending to the first floor, you'll find three well-proportioned bedrooms, each providing a cozy retreat for the occupants. The family bathroom is centrally located, featuring a bath with shower over, toilet and WC serving the needs of the household.

The rear garden boasts a gate, providing easy access from the back of the property and a brick built shed. It's worth noting that the garden, though leveled, is awaiting grass and landscaping, allowing the future owner the freedom to customize it according to their preferences.

To the front of the property, a garage and off-road parking further enhance the practicality of this home.

While the property needs some attention, it presents an exciting opportunity for the buyer to add their personal touch and transform it into their dream home.

This family home is situated in the Grove Hill area of Hemel Hempstead, close to local shops and amenities. The area benefits from being close to the M1 and M25 motorways, providing easy links to Heathrow, Gatwick and Luton airports and a short drive from the mainline station with a fast and frequent railway service into London Euston.

Hemel Hempstead has a good range of shopping facilities and recreational amenities including close by are the open spaces of Grove Hill playing fields, an IMAX cinema, The Snow Centre, an ice rink, the XC centre, and multiple restaurants.

The highly regarded Maple Grove and Aycliffe Primary schools and Astley Cooper 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

- Three bedroom House
- Located in peaceful cul de sac
- Garage and off road parking
- Cloakroom
- In need of some attention
- Walking distance to local shops and schools

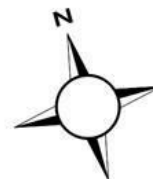
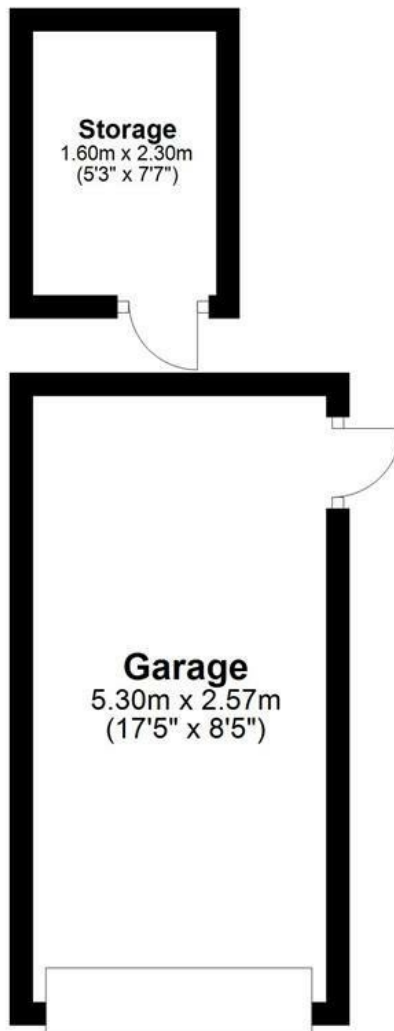
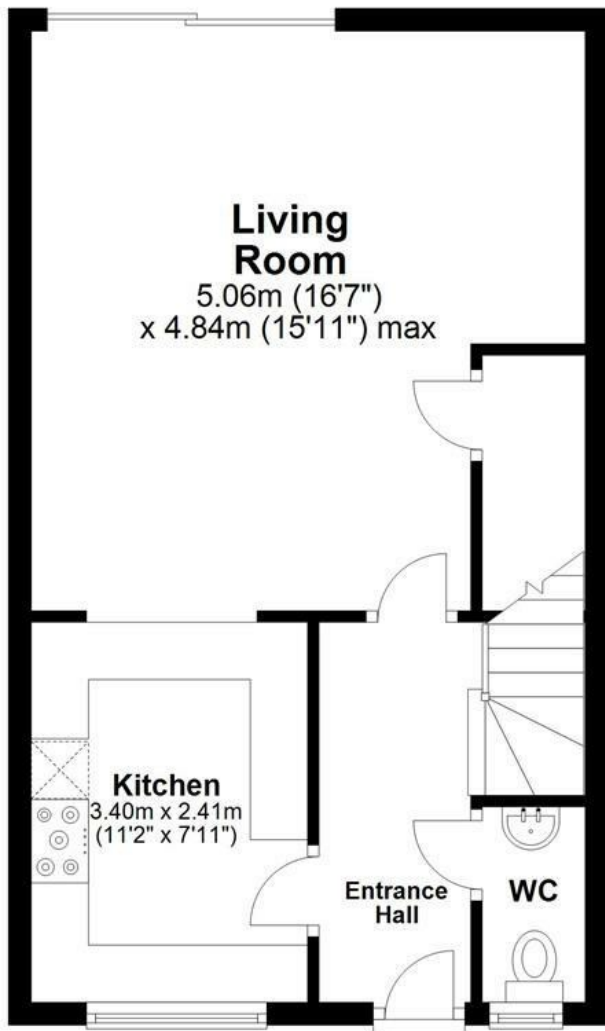
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		69	
(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	

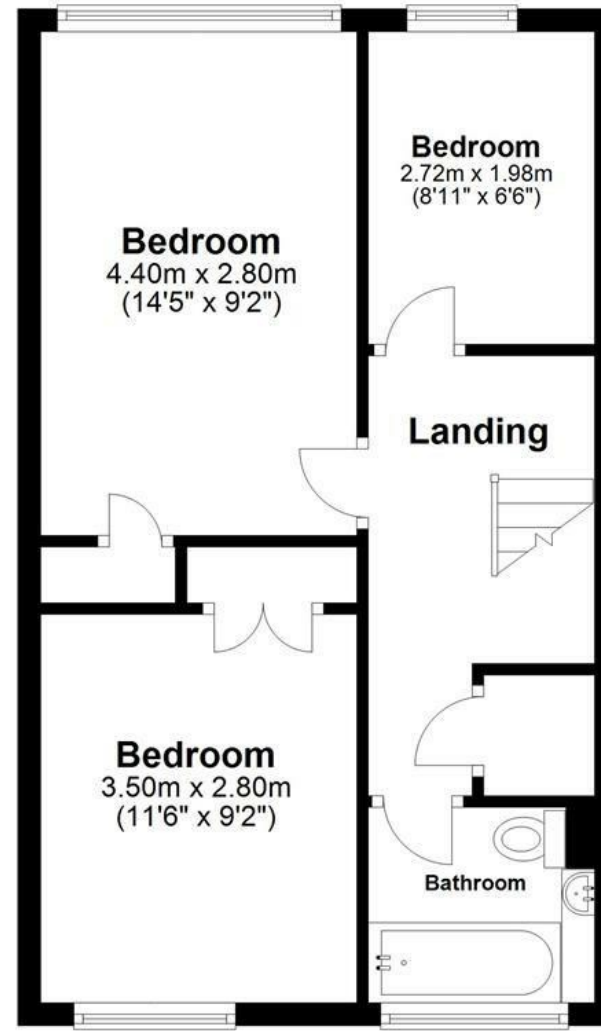
Ground Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 100.7 sq. metres (1083.7 sq. feet)

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

