



Blackberry Way
Hemel Hempstead, HP2 4GN

squire | estates

Blackberry Way, Hemel Hempstead

This immaculate three-bedroom family home, is set on a popular private residential development close to highly regarded schooling, local shopping and leisure facilities. There is convenient access to the motorway networks and further amenities can be found only a short drive away in St Albans or Hemel Hempstead.

This bright and spacious home offers a wealth of family accommodation, starting in the entrance hall which leads to a superb kitchen/diner with modern integrated appliances and plenty of storage. There is a sizeable living room to the rear of the property with double doors to the beautiful garden. A stylish cloakroom, storage cupboard and carport complete the ground floor layout of this wonderful home.

To the first floor there are three well-proportioned bedrooms with ensuite shower facilities to the master, fitted wardrobes and a contemporary family bathroom.

Externally to the front there is a well-groomed paved garden, off-street parking and generous side-access.

Location:

Located in Leverstock Green, the property is within walking distance of the local village shops, football club nearby and conveniently located for easy access to major motorway links as well as a short drive to the city of St Albans with its excellent rail links (St Pancras 20 mins).

Available from 24/01/24

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

- Beautifully Presented Detached Family Home
- Superb Kitchen/Dining Room with Integrated Appliances
- Off-Street Parking
- Close to Leverstock Green Village & Transport Networks
- Three Double Bedrooms
- South-West Facing Rear Garden
- Available from 24/01/24
- EPC - C
- Council Tax - E
- Must be seen!

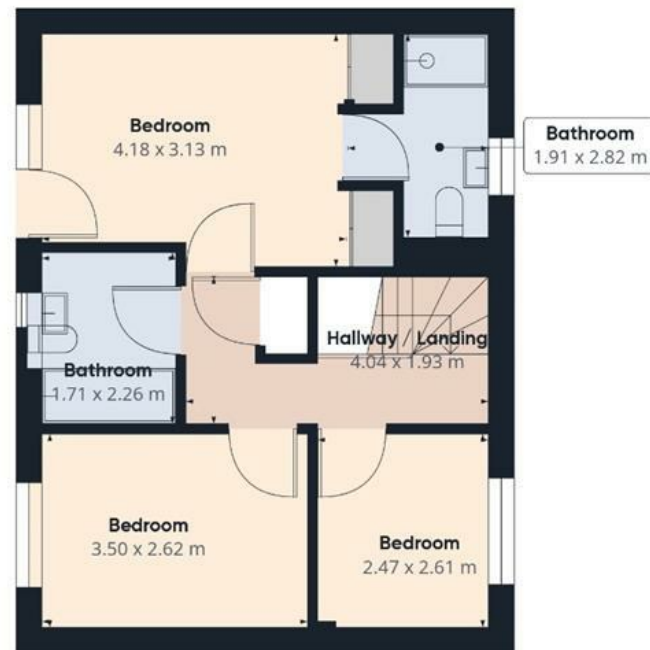
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(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



Floor 1

Approximate total area⁰¹
87.92 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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