



Varney Close  
Hemel Hempstead, HP1 2LH

squire | estates

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## Varney Close, Hemel Hempstead

PETS WELCOME! This spacious four bedroom family home set in this ideal location of Warners End with local schools and shops within close proximity. The property is offered in great condition throughout and benefits from a double reception room leading onto conservatory, fitted kitchen, Downstairs WC, four good sized bedrooms, Bathroom and rear garden and off street parking for three cars. Available now!

## Features

- PET FRIENDLY!
- Four bedrooms
- Conservatory
- Downstairs WC
- Close to local schools
- Rear garden
- Double reception room
- Driveway for THREE cars
- EPC - C
- Council tax - D

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		71	
(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	





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