



Northend  
Hemel Hempstead, HP3 8TL

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## Northend, Hemel Hempstead

A beautifully presented THREE BEDROOM family home located within the catchment area for LONGDEAN SCHOOL and within walking distance of Leverstock Green Shops.

On entering the property you are met with a bright and spacious hallway, creating a wonderful first impression. To the left of the entrance is a good size open plan living room/dining room. The modern integrated kitchen includes ample cupboard space perfect for storage, a dishwasher and washing machine. The back door opens up to a patio area, a fantastic area for those summer evenings! The ground floor also benefits from a utility room and downstairs W/C.

The first floor consists of three double bedrooms, two overlooking the rear of the property and one to the front. The family bathroom comprises of a bath with shower over, a sink and a W/C.

This property is situated in Hemel Hempstead with its comprehensive range of shopping facilities and recreational amenities including an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

Bunkers Park is on the doorstep of this property and includes new woodlands, wildflower meadows and a pond. Crisscrossed with footpaths the park is filled with opportunities for walking, safe for dogs and children.

Northend neighbours Leverstock Green, a prestigious area of Hemel Hempstead, occupying the most North area of Hemel Hempstead, offering direct access to St Albans and the M1. The area has a lovely community spirit with regular fates on the nearby Cricket Green, close to the Holy Trinity Church. The Ofsted Rated Outstanding Primary School, Woodfield, is located here, as well as the highly regarded Longdean Secondary School.

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 Home
- Over 1000 Sq Ft Approx
- Beautifully Landscaped Garden
- Open Plan Living Room / Dining Room
- Utility Room
- Downstairs Cloakroom
- Council Tax Band C

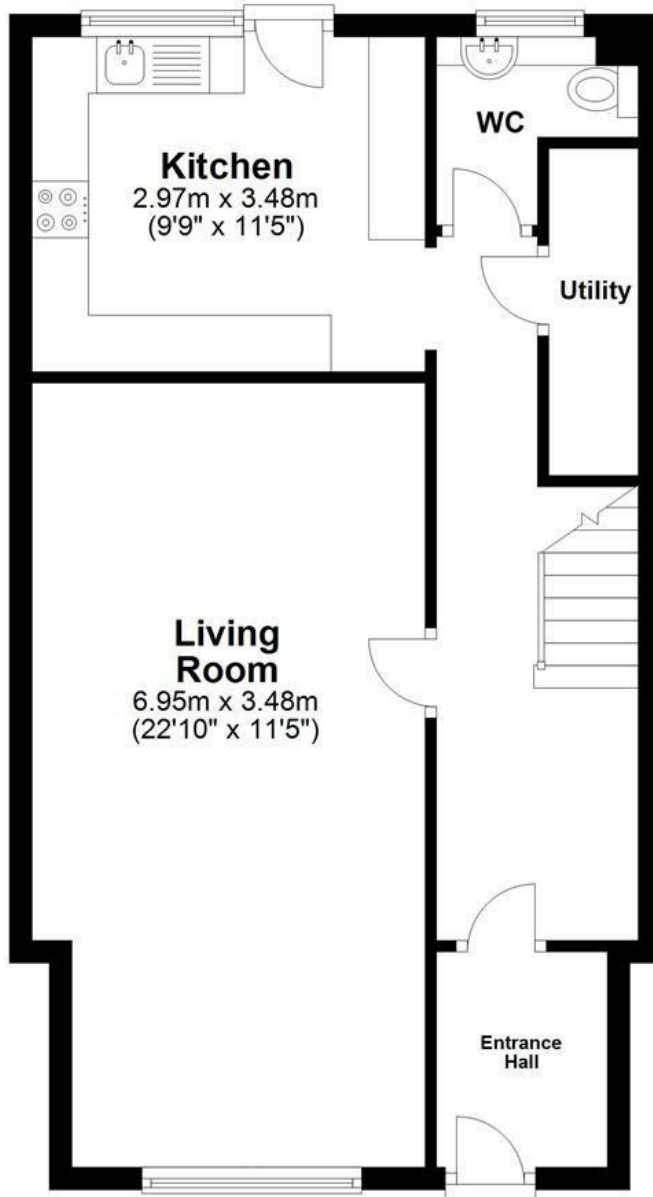
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

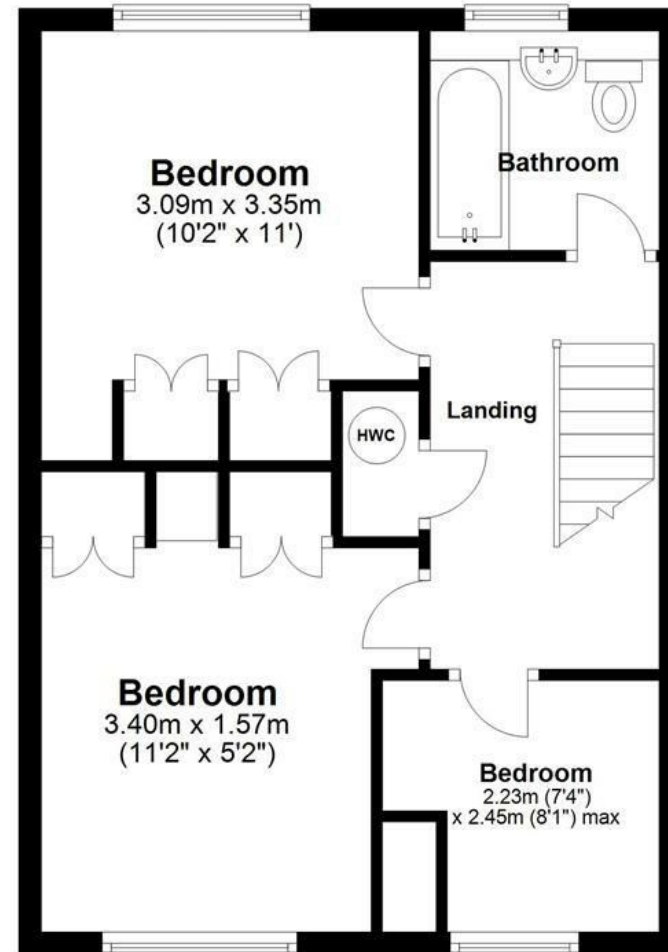
## Ground Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



## First Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 96.3 sq. metres (1036.5 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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