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Paston Road  
Hemel Hempstead, HP2 5AP

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## Paston Road, Hemel Hempstead

Squire Estates are pleased to welcome onto the market this charming THREE bedroom FAMILY HOME , located in the popular area of Highfield close to local amenities.

As you step through the front door, you enter into a large hallway with doors leading into a spacious lounge that exudes a sense of relaxation, boasts ample natural light and features a log fire to keep warm in those winter evenings. Doors lead into a delightful conservatory, creating a seamless connection between indoor and outdoor living. In addition the hall provides a door to the integral garage/workshop and a WC.

The well-designed kitchen offers both style and functionality, providing the perfect setting for culinary creations and family meals. There is space for a freestanding fridge/freezer, dishwasher and washing machine, and also a built in oven with gas hob. A feature fish tank separates the kitchen and lounge. The open layout ensures that the heart of the home remains connected, allowing for easy interaction between family members.

Upstairs, you'll find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom comprises of a double shower with a power shower, pedestal sink and WC.

The exterior of the property is equally impressive, with a well-maintained garden to the rear that serves as an extension of your living space. This outdoor oasis is perfect for entertaining guests, hosting family gatherings, or simply enjoying a quiet evening under the stars.

To the front of the property a driveway leads to the integral garage which is currently transformed into a versatile workshop. This space provides endless possibilities, whether you have a passion for DIY projects, need a home office,

Located in a family-friendly neighbourhood, this home is close to schools, parks, and all essential amenities.

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 family home
- Garage/workshop
- Conservatory
- Located near to local shops
- On bus routes
- Close to schools
- Council tax band D

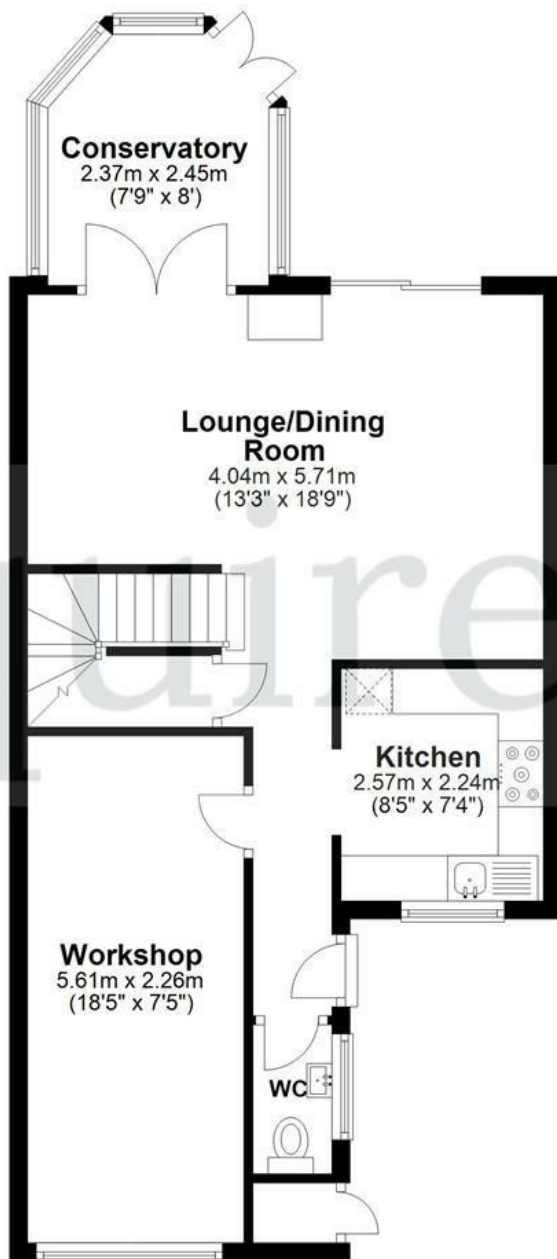
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

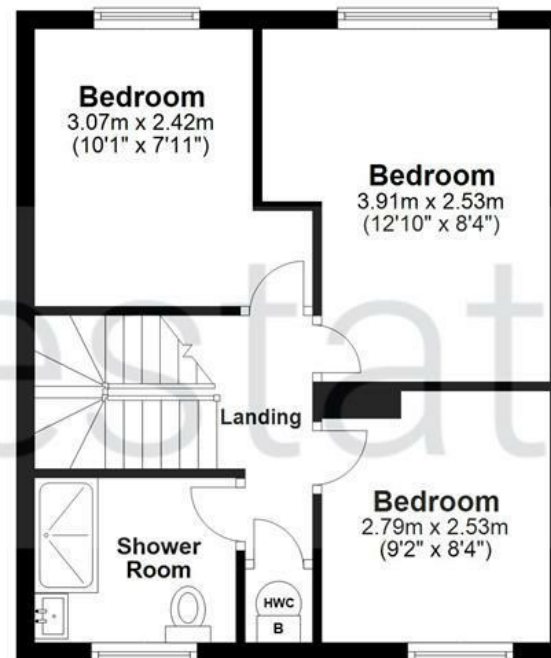
## Ground Floor

Approx. 56.8 sq. metres (611.0 sq. feet)



## First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Total area: approx. 95.7 sq. metres (1030.0 sq. feet)

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



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