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Vauxhall Road
Hemel Hempstead, HP2 4HW

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Welcome to this charming 2-bedroom semi-detached house, offering not only comfortable living spaces but also exciting potential for expansion and customization. Situated in a desirable location, this property comes with planning permission for a wrap-around ground floor extension, allowing you to tailor the home to your exact specifications.

As you enter, you are greeted by a welcoming lounge, featuring a real log burner and a wooden beam mantle, creating a cozy and inviting atmosphere perfect for relaxing evenings. The well-fitted kitchen boasts built-in appliances and offers direct access to the garden, making outdoor dining and entertaining a breeze. Additionally, a large understairs storage area ensures ample space for storing household essentials.

Ascending the stairs to the first floor, you'll find a cosy main double bedroom complete with fitted wardrobes, providing plenty of storage space for clothing and belongings. A second good-sized single bedroom offers flexibility for use as a guest room, home office, or nursery. The contemporary family bathroom has been recently refitted, offering a sleek and modern space for relaxation and rejuvenation.

Outside, the property boasts a generous rear garden, perfect for outdoor activities and gatherings. A sizable garden room, equipped with electricity, offers versatility for use as a home office, gym, or additional living space, providing endless possibilities for enjoyment and functionality.

Parking is conveniently provided to the front and side of the property, accommodating up to four cars, ensuring ample space for residents and visitors alike.

With planning permission already approved by Dacorum for a single-storey rear and side extension (ref. 23/01732/FHA), the potential for further enhancing this property is truly exciting. Whether you're looking to create additional living space, or expand the kitchen,/breakfast room, this property offers the perfect opportunity to realize your vision for your dream home.

This property is situated at the top of Hemel Hempstead close to the M1 motorway.

Hemel Hempstead has a 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.

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

- Two Bedroom Semi detached house
- Planning permission for a wrap around extension
- Large garden room suitable for study / gym
- Off road parking for 4 cars
- Cosy lounge with wood burner
- Refitted kitchen and bathroom

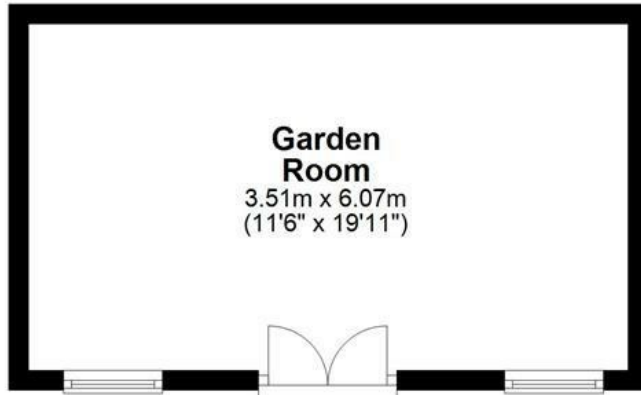
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(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. 51.9 sq. metres (558.4 sq. feet)



Garden Room
3.51m x 6.07m
(11'6" x 19'11")

First Floor

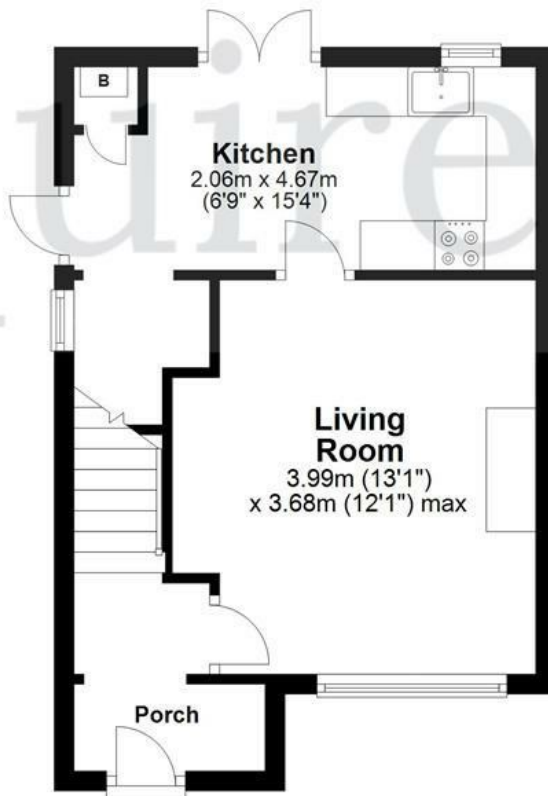
Approx. 28.7 sq. metres (309.0 sq. feet)



Bedroom
2.10m x 3.01m
(6'11" x 9'11")

Bathroom

Bedroom
3.08m x 3.73m
(10'1" x 12'3")



Kitchen
2.06m x 4.67m
(6'9" x 15'4")

Living Room
3.99m (13'1")
x 3.68m (12'1") max

Porch

Total area: approx. 80.6 sq. metres (867.4 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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