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Galley Hill  
Hemel Hempstead, HP1 3LR

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## Galley Hill, Hemel Hempstead

Welcome to this THREE DOUBLE BEDROOM first-floor duplex flat, offering almost 1000 square feet of living space across two levels.

The main floor features a spacious kitchen/diner, perfect for everyday living and eating and a separate bright lounge with sliding doors that open onto a generous balcony that providing a delightful outdoor space. Stairs ascend from the hallway to the second floor that reveals three double bedrooms all flooded with natural light. A well-appointed family bathroom completes the upper level, enhancing the functionality of this thoughtfully laid out home.

Outside a drying area further adds to the practicality of daily living,

This property is positioned in the popular area of Gadebridge centrally located on the south side of Hemel Hempstead , within a short drive of Hemel Hempstead mainline station, providing a fast and frequent railway service into London Euston in 24 minutes.

Local amenities within walking distance include a doctors surgery, parade of shops, and a petrol station. The local schools are Galley Hill Primary School and Laureate Academy 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 double bedrooms
- Duplex apartment
- Bright lounge with a balcony
- Walking distance to town centre
- Gas central heating
- Appliance kitchen
- Low service charge

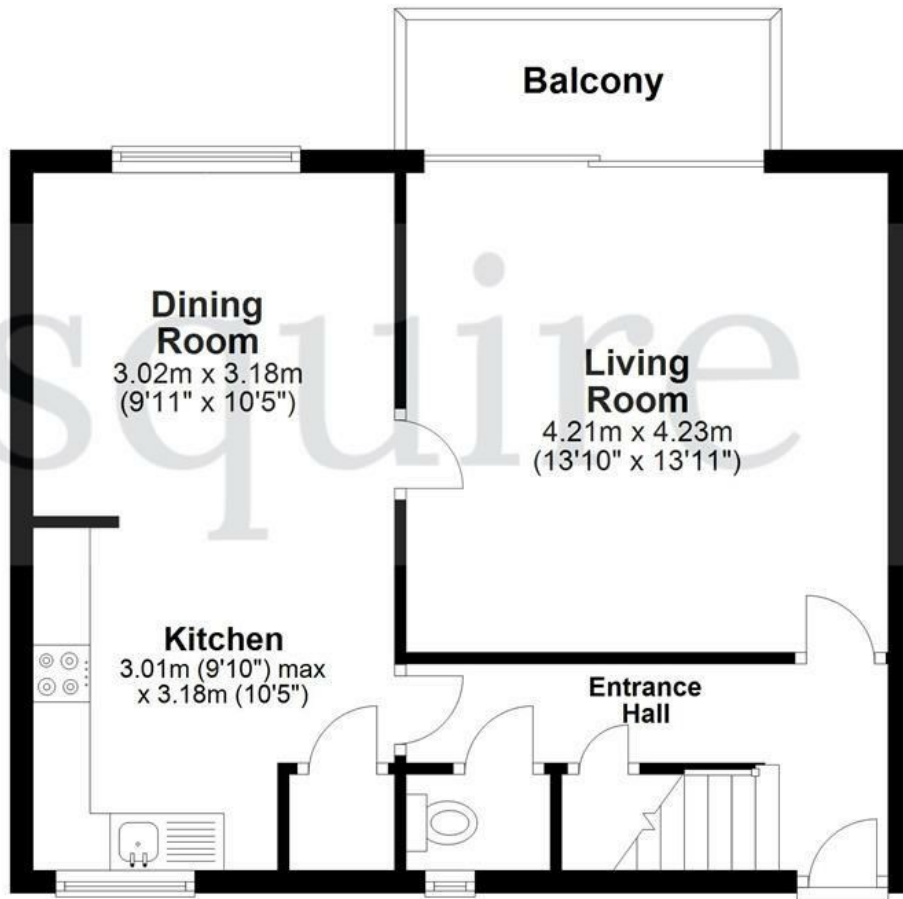
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	73
England & Wales		EU Directive 2002/91/EC	

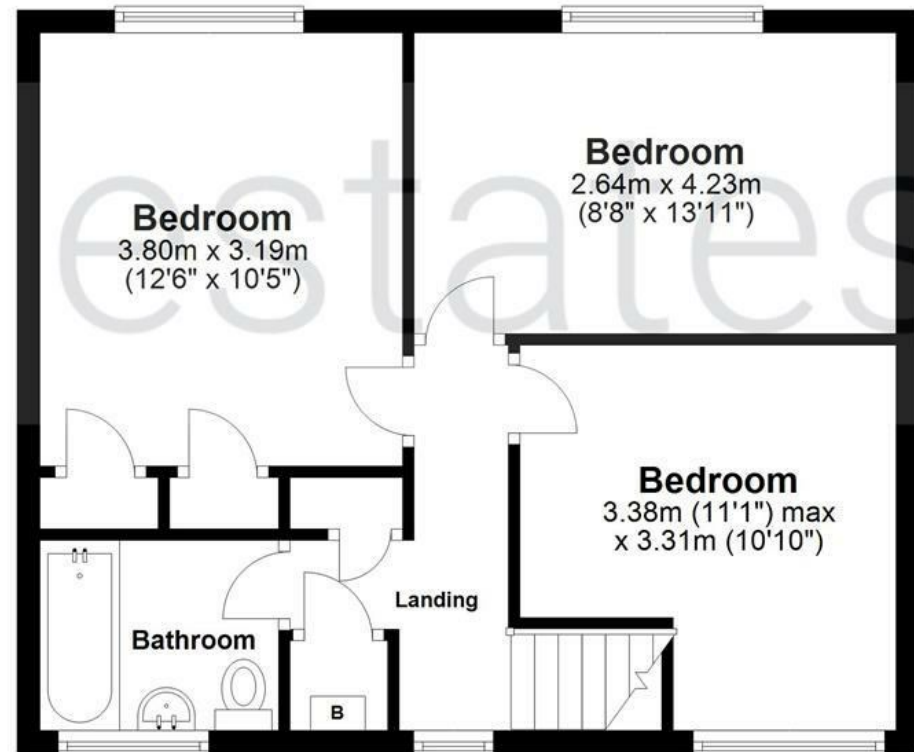
## Ground Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



## First Floor

Approx. 46.1 sq. metres (495.7 sq. feet)



Total area: approx. 92.0 sq. metres (990.7 sq. feet)

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

