



Barnacres Road  
Hemel Hempstead, HP3 8JR

squire | estates

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## Barnacres Road, Hemel Hempstead

**\*\*UNDER REFURBISHMENT\*\*** Squire Estates are delighted to offer this spacious three bedroom house situated on Barnacres Road, and within walking distance to the station, making it ideal for commuters. In addition, it is nestled in a great school catchment area. The ground floor features a well proportioned reception room, offering plenty of space. The large windows flood the room with natural light, creating a warm and inviting atmosphere. The kitchen has all the necessary appliances.

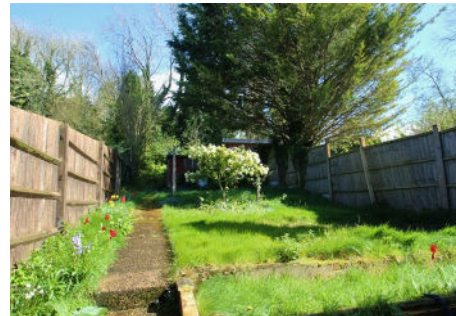
The first floor is home to three generously sized bedrooms, offering an abundance of space for a growing family. The three bedrooms are equally as spacious and can be used as children's rooms, guest rooms, or even home offices to suit your lifestyle needs.

This house also boasts two bathrooms, ensuring convenience and privacy for all residents. The main bathroom features a bathtub, while the second bathroom offers a convenient shower room option.

Parking will never be an issue with this property, as it offers 2/3 off road parking spaces.

Available from 15th May 2024

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

- UNDER REFURBISHMENT
- Three Bedroom House
- One Bathroom - One Shower Room
- Off Road Parking for 2 cars
- Great School Catchment Area
- Walking Distance To Station
- Available from 15th May 2024
- Must be seen!
- EPC - D
- Council tax - 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			86
(69-80) C			
(55-68) D		67	
(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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