



Parr Crescent  
Hemel Hempstead, HP2 7LJ

squire | estates

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## Parr Crescent, Hemel Hempstead

Squire Estates are pleased to put onto the market a TWO BEDROOM family home located in the popular area of Woodhall Farm. Upon arrival, you'll be greeted by a convenient driveway providing parking space for two cars. Positioned within close proximity to outstanding OFSTED inspected primary schools, this property offers peace of mind for families prioritizing education. Additionally, the convenience of being walking distance to the local shops ensures daily errands are effortlessly accomplished.

Step inside, and you'll be enchanted by the inviting open-plan living space downstairs, providing a versatile layout perfect for both relaxation and entertaining. The seamless flow between the living area, dining space, and kitchen enhances the sense of spaciousness and functionality. A separate WC on this level adds to the convenience and practicality of everyday living.

Venturing upstairs, you'll find two generously sized double bedrooms, offering ample space for rest and rejuvenation. The family bathroom completes this level including bath with shower over, pedestal sink and WC.

Outside, the enchanting garden beckons with its serene ambiance and thoughtful design. A patio area sets the scene for al fresco dining or leisurely summer evenings, while the remaining garden space is laid to lawn, perfect for children's play or gardening enthusiasts. A garden room at the rear of the property offers additional versatility, whether utilized as a home office, gym, or hobby space, the possibilities are endless. In summary, this delightful two-bedroom end of terraced house offers a harmonious blend of convenience, comfort, and modern living. With its prime location, open-plan layout, and charming outdoor space, it presents an irresistible opportunity to create cherished memories and establish a wonderful home for years to come.

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 double bedrooms
- End of terrace
- Downstairs WC
- Close to OFSTED excellent primary schools
- Garden room with electric
- Driveway for TWO cars

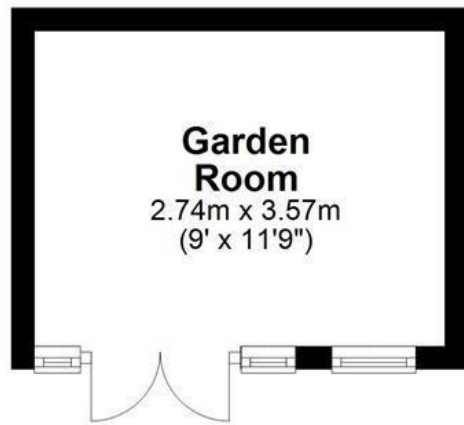
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		78	
(69-80) C			
(55-68) D			
(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. 47.5 sq. metres (511.7 sq. feet)



**WC**

## First Floor

Approx. 31.0 sq. metres (333.9 sq. feet)



Total area: approx. 78.6 sq. metres (845.7 sq. feet)

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

