



Severnmead  
Hemel Hempstead, HP2 6DX

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## Severnmead, Hemel Hempstead

Welcome to this charming and inviting 3-bedroom semi detached house nestled in a tranquil cul-de-sac, boasting close proximity to expansive fields and woodland. Step into a warm ambiance as you enter this delightful home.

The heart of the house is the bright and airy dual-aspect modern kitchen breakfast room, fully equipped with sleek floor and wall units, complemented by coordinating work surfaces and appliances. It's an ideal space for cooking and casual dining, offering a contemporary touch to everyday living.

Adjacent to the kitchen, the lounge beckons with its French doors opening onto a patio area, seamlessly blending indoor and outdoor living. This space provides a cozy retreat for relaxation and entertaining guests. For those working from home or seeking a quiet space for study, there's a separate study room, offering privacy and functionality.

Upstairs, discover three well-appointed bedrooms, including two doubles and a generously sized single, each offering comfort. A family shower room with dual sinks adds convenience and style to the upper level.

Externally, the property features a detached garage and off-road parking for two cars, ensuring convenience and security. The garden area wraps around three sides of the property, offering two patio areas and patches of grassland, perfect for a bar be que and taking in the natural surroundings.

This family home is situated in the Grove Hill area of Hemel Hempstead, close to local shops and amenities. The area benefits from being close to the M1 and M25 motorways, providing easy links to Heathrow, Gatwick and Luton airports and a short drive from the mainline station with a fast and frequent railway service into London Euston.

Hemel Hempstead has a good range of shopping facilities and recreational amenities including close by are the open spaces of Grove Hill playing fields, an IMAX cinema, The Snow Centre, an ice rink, the XC centre, and multiple restaurants.

The highly regarded Maple Grove and Aycliffe Primary schools and Astley Cooper Secondary school are close by.

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.



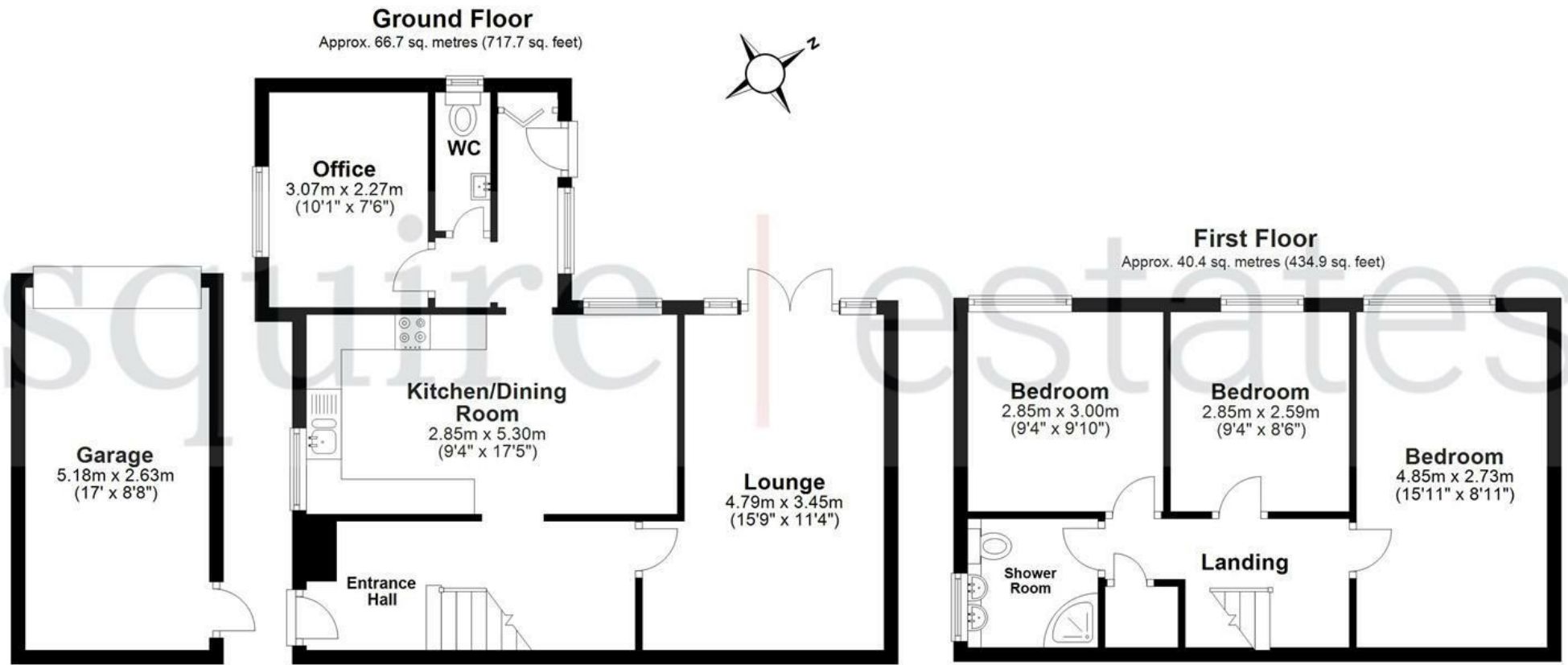
## Features

- Semi Detached Three bedroom house
- Kitchen / Breakfast room
- Lounge with french doors
- Study
- Cloakroom
- Family Shower room
- Detached garage
- Off road parking for 2 cars
- Close to fields and woodland

## 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			84
(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	



Total area: approx. 107.1 sq. metres (1152.6 sq. feet)

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



