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Westray  
Hemel Hempstead, HP3 8TE

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## Westray, Hemel Hempstead

Welcome to this stylish ONE bedroom ground floor maisonette, offering contemporary living with comfort and convenience. Located in the Northend area of Hemel Hempstead. The property boasts TWO large storage cupboards, one is currently used as a utility room housing the washing machine.

As you step inside, you're greeted by a seamlessly designed open-plan living space that integrates the modern kitchen with sleek appliances. The kitchen is equipped with all the essentials for culinary creativity, making it a joy to prepare meals and entertain guests.

The lounge area is bathed in natural light, thanks to it's French doors that lead out to the communal garden, inviting the outdoors in and providing a tranquil escape. Adding to the ambiance is a striking built-in 3D water vapour fireplace, perfect for cosy evenings and creating a focal point within the room. Venture further, and you'll discover a fully tiled bathroom, complete with a luxurious bath for unwinding after a long day, a convenient shower over, a WC, and a contemporary sink vanity unit.

The bedroom, generously proportioned and flooded with natural light, offers a peaceful sanctuary for rest and relaxation. It's ample size easily accommodates a large double bed and additional furnishings, providing a comfortable retreat at the end of each day.

With it's blend of modern design elements, practical amenities, and seamless indoor-outdoor flow, this one-bedroom ground floor maisonette offers a harmonious balance of style and functionality, making it an ideal place to call home.

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

- One bedroom maisonette
- Ground floor
- Modern throughout
- GAS central heating
- Communal garden
- Long lease 174 years remaining

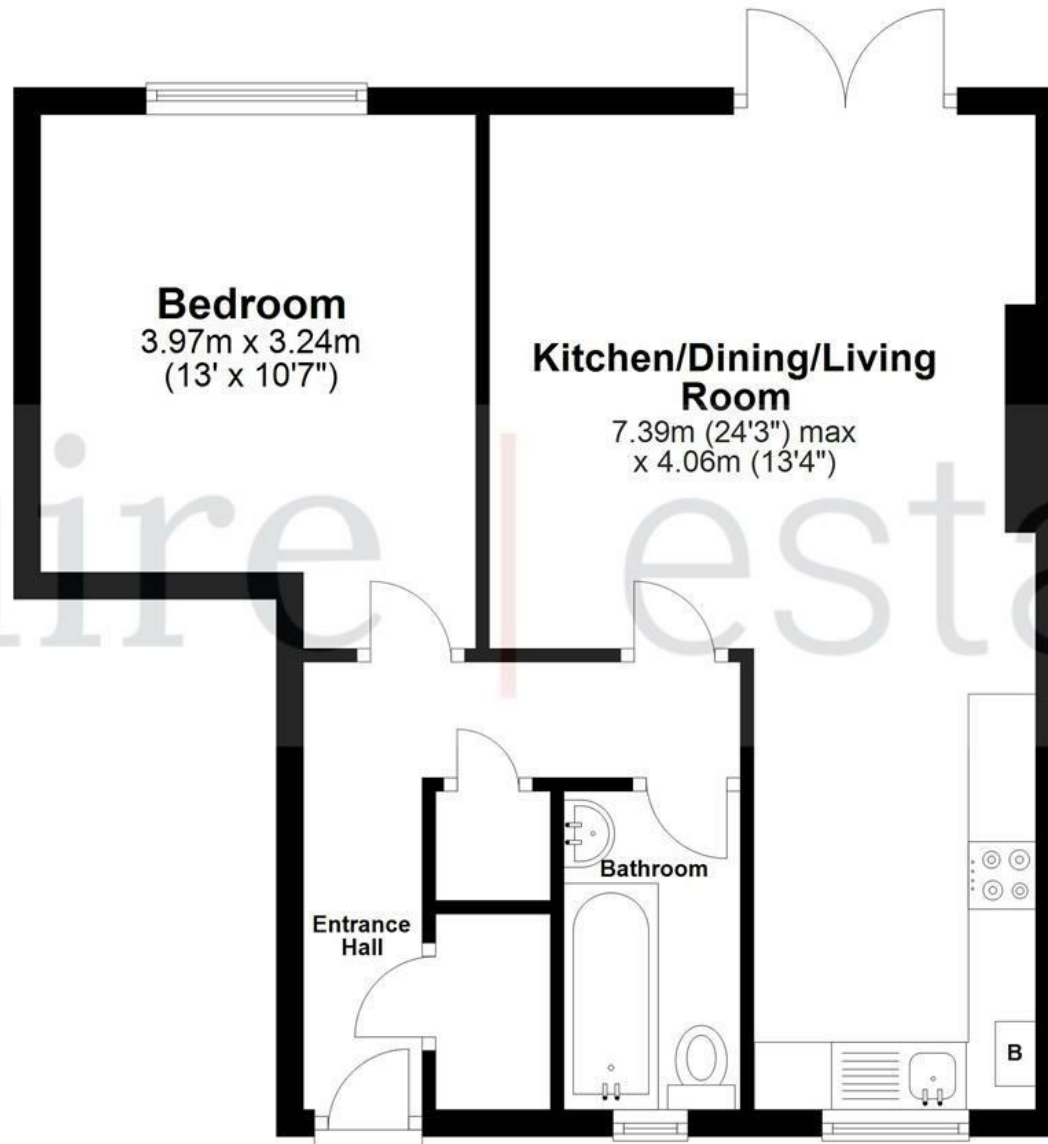
## To Book a Viewing

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			69
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Floor Plan

Approx. 46.3 sq. metres (498.3 sq. feet)



Total area: approx. 46.3 sq. metres (498.3 sq. feet)

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

