



**Room 5 85a High Street, Hemel Hempstead, Herts HP1 3AH**  
**£750 PCM**

Squire Estates are pleased to market this delightful large double bedroom with en-suite shower room. The room is to let fully furnished and presented to a high standard with stunning views over the Old Town of Hemel. The room comprises of a built in wardrobe, contemporary white bedroom furniture and a chrome vintage style double bed, each room has its own private en suite and is fitted with individual security entrance phones, as well as retaining many original features including, sash windows and corning. The room is for single occupancy with a shared kitchen breakfast room and available from 10th June

### **ENTRANCE HALL**

With a grand sweeping staircase leading to floors 1 and 2, french doors leading to a small terrace area with stunning views, stairs leading to basement.

### **KITCHEN**

A shared kitchen with a range of white fitted kitchen with a range of wall and base level units with work tops over, stainless steel sink with mixer taps, oven with hob, free standing fridge and freezer.

### **UTILITY ROOM**

Housing washer and dryer.

### **BEDROOM**

18'4" x 12'9" (widest) x 9'6" - t shaped room (5.6 x 3.9 (widest) x 2.9 - t shaped room )

With sash window with fitted blinds, chrome vintage style bed, built in wardrobes, white bedside table and matching draws, security entrance phone.

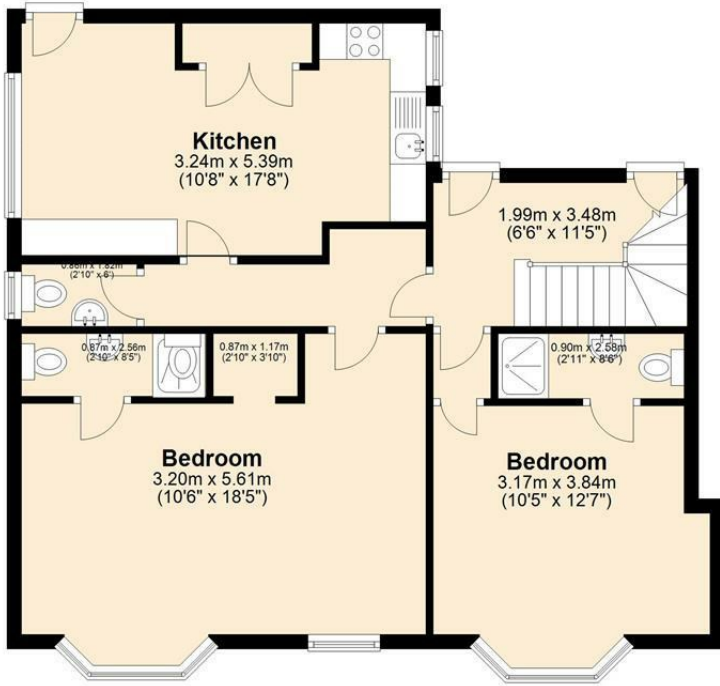
### **EN SUITE**

A modern en suite with walk in shower with thermostatic controlled shower, low flush toilet and wash hand basin.



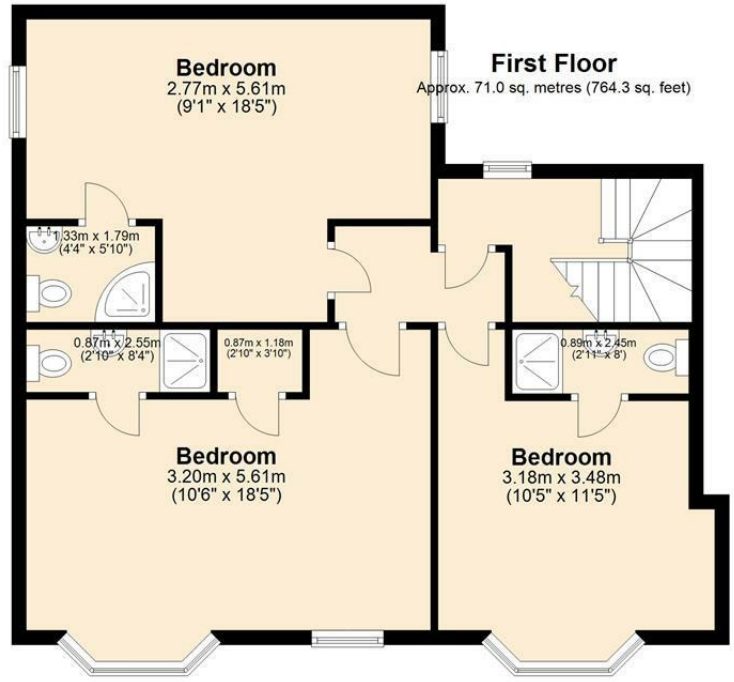
### Ground Floor

Approx. 70.6 sq. metres (759.9 sq. feet)



### First Floor

Approx. 71.0 sq. metres (764.3 sq. feet)



Total area: approx. 141.6 sq. metres (1524.2 sq. feet)

