



The Coltsfoot
Hemel Hempstead, HP1 2DF

squire | estates

The Coltsfoot, Hemel Hempstead

Welcome to this charming TWO bedroom cluster home nestled in the desirable neighborhood of Chaulden. Boasting a contemporary design and thoughtful layout.

Upon entering, you are greeted by a modern kitchen, equipped with fitted appliances including a slimline dishwasher, washing machine, and oven. Ample counter space and wall and base units, and space for a freestanding fridge/freezer.

The heart of the home lies in the bright lounge, ideal for relaxation or entertaining guests. Natural light floods the room, creating an inviting ambiance for everyday living. Ascend the stairs, and you'll discover two good sized bedrooms and family bathroom, which comprises of bath with shower over, pedestal sink and WC.

Outside, the property to the front is a grassed area which you could enjoy the sunshine. With its convenient location in Chaulden, residents enjoy easy access to local amenities, schools, parks, and transport links, ensuring a lifestyle of convenience and connectivity.

Located in Hemel Hempstead with its close links to the M1 and M25 motorways the property is a short distance to Hemel Hempstead BR station with its fast and frequent service to London Euston.

Don't miss the opportunity to make this stylish cluster home your own – schedule a viewing today and experience the epitome of modern living in Chaulden.

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 Bedroom House
- CHAIN FREE
- Bright Lounge
- Modern appliances kitchen
- Close to local shops
- Garden to the front of the property

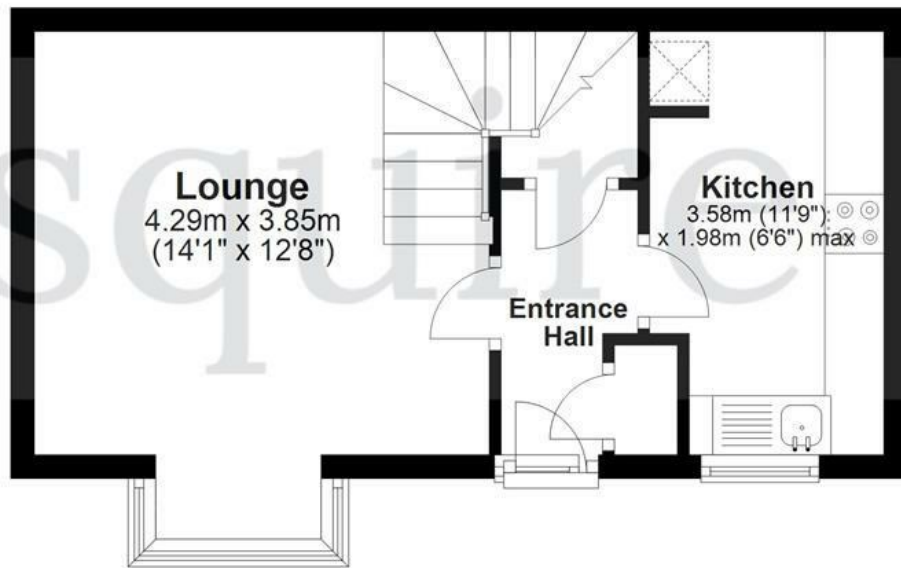
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		70	
(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	

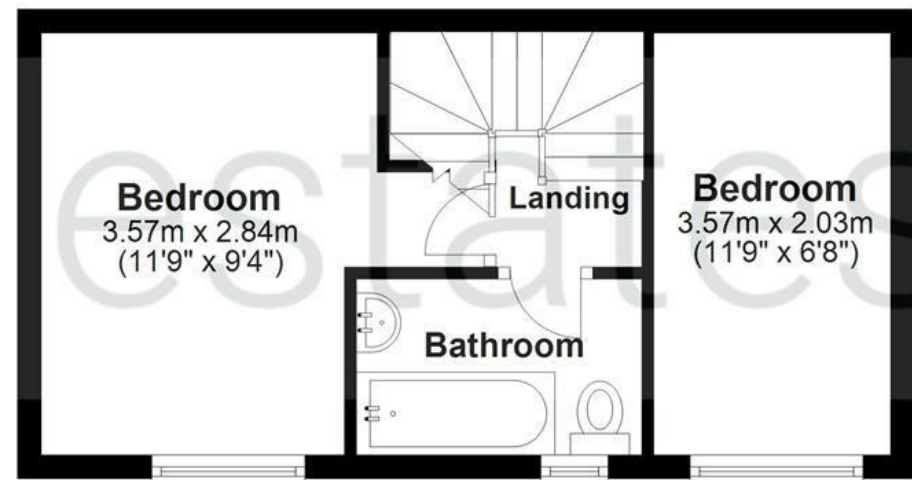
Ground Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.2 sq. feet)



Total area: approx. 52.5 sq. metres (564.9 sq. feet)

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

