



Burgundy Drive
Hemel Hempstead, HP2 7AU

squire | estates

Burgundy Drive, Hemel Hempstead

BRAND NEW THREE BEDROOM SEMI-DETACHED HOUSE AVAILABLE Mid July 2018

How would you like to live in a contemporary new build house? Squire Estates would like to present this 3 Bedroom new build houses of the Strathmore design located in Bungundy Drive on the Swallowfields development available for occupation from Mid July 2018

This house is a End of terrace property with a good size lounge / diner to the rear, a fully fitted kitchen with integrated appliances and a cloakroom downstairs. To the first floor is a master bedroom with its own en suite, a further double bedroom and a single bedroom with a separate bathroom for the rest of the family.

The properties have been styled using high quality materials and tasteful fixtures and fittings.

Externally there is a private rear garden and TWO off road parking spaces to the front.

This property is in the desirable location of Swallow Fields, just a few minutes walk to Maylands Industrial Estate with easy access to M1 & M25.

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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

- BRAND NEW DEVELOPMENT
- Three Bedrooms
- Private Garden
- High gloss applianced kitchen
- En-Suite to main bedroom
- Must be seen
- Easy access to Maylands avenue & Motorway links
- Available Now
- Two Parking spaces

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			95
(81-91) B		83	
(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	

THE STRATHMORE

THREE BEDROOM HOME

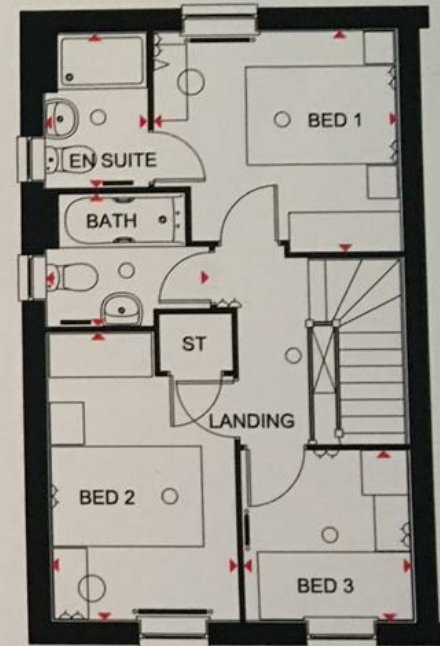
Key

- Light fitting
- ◁ Telephone outlet point
- ⊣ Media panel
- Towel radiator
- ST Store
- wm Washing machine space
- ⊣ Electric socket
- ◁ T.V. aerial socket
- Radiator
- B Boiler
- t/f Fridge/freezer space
- dw Dishwasher space
- ↔ Dimension



Ground Floor

Lounge/Dining	4750 x 4439 mm	15'7" x 14'7"
Kitchen	3475 x 2540 mm	11'5" x 8'4"
WC	1625 x 849 mm	5'4" x 2'9"



First Floor

Bed 1	3266 x 3033 mm	10'9" x 9'11"
En Suite	2119 x 1385 mm	6'11" x 4'7"
Bed 2	3891 x 2461 mm	12'9" x 8'1"
Bed 3	2274 x 2190 mm	7'6" x 7'3"
Bath	2181 x 1815 mm	7'2" x 5'11"

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

