



**FOR
SALE**

St. Agnells Lane, Hemel Hempstead

squire | estates

This well presented three bedroom terraced house offers comfort and convenience, making it an ideal choice for families or professionals seeking excellent transport links. The property is located in the popular area of Grovehill, with local primary and secondary schools within walking distance.

The property features a spacious and welcoming entrance hall, leading to a bright lounge with ample room for relaxation and entertaining. The modern kitchen is fitted with a range of wall and base units, providing plenty of storage and workspace for culinary enthusiasts. Adjacent to the kitchen, the conservatory offers a versatile space that can be used as a dining area, playroom, or home office, while allowing natural light to flood in.

Upstairs, there are three well proportioned bedrooms, each with space for wardrobes and additional furnishings. The family bathroom is finished to a high standard, with contemporary fittings and fixtures. The property benefits from double glazing throughout, gas central heating, and an EPC rating of C, ensuring energy efficiency and comfort all year round.

Externally, the property boasts a private rear garden, ideal for both relaxation and outdoor entertaining. The garden is mainly laid to lawn, with a patio area. Fencing to all boundaries ensures a safe and secure environment for children and pets. To the front of the house, a driveway provides off-street parking, a valuable feature for families with multiple vehicles or visitors.

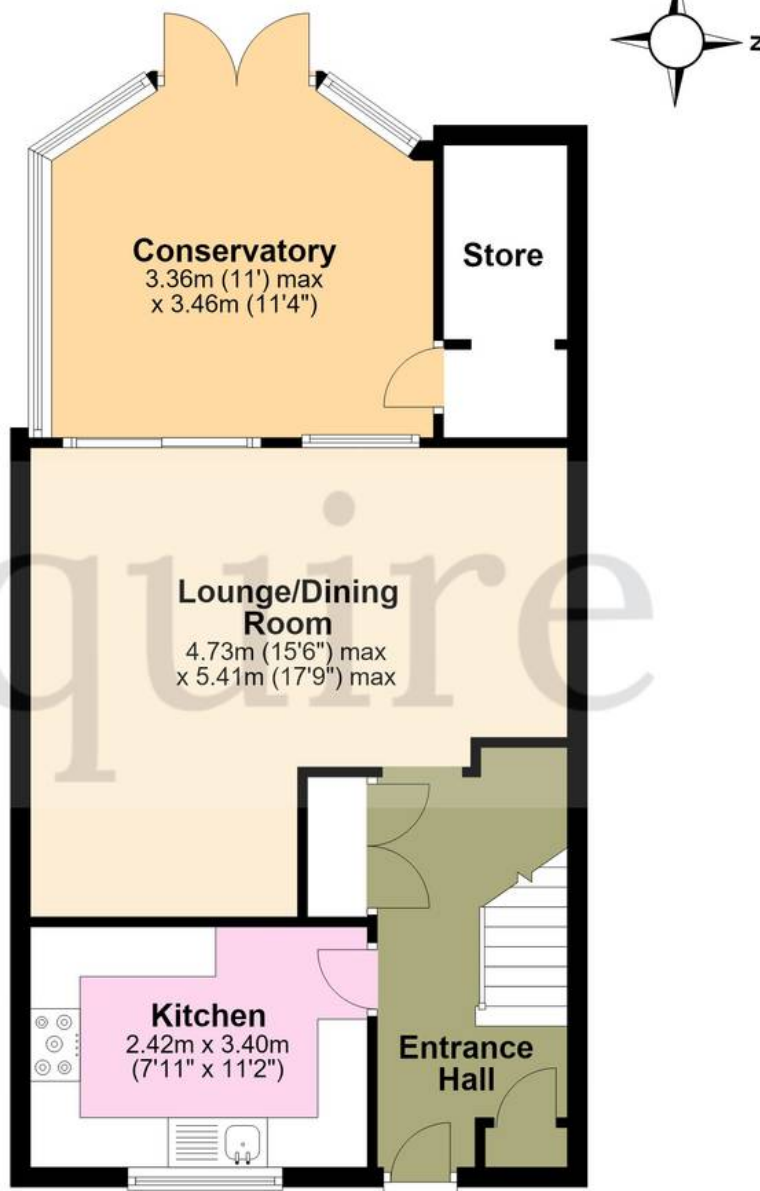
The location offers excellent access to the M1 and M25, making commuting straightforward and convenient. Local amenities, schools, and public transport links are all within easy reach, further enhancing the appeal of this property. Whether you are looking for a comfortable family home or a well-connected base for commuting, this three bedroom house combines practical features with attractive outside space, making it a must-see property.

- 3 Bedroom House
- Driveway
- Conservatory
- Close to M1/M25
- EPC C
- Private Rear Garden



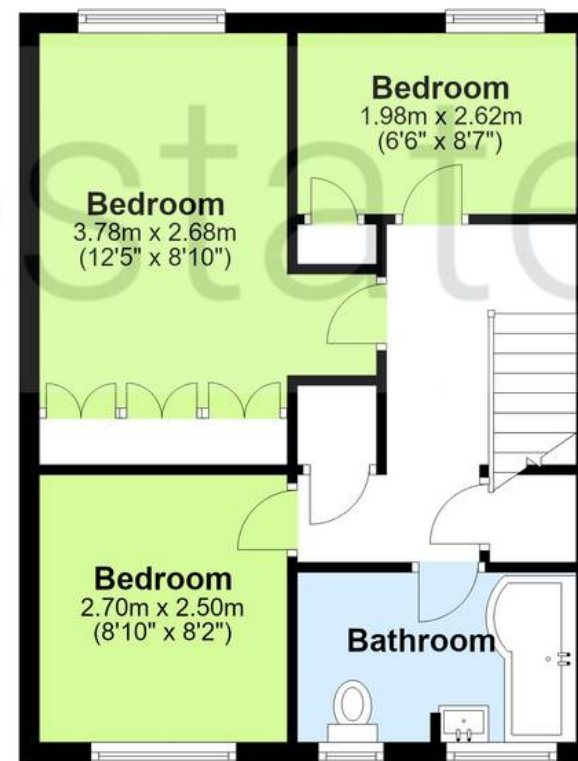
Ground Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 95.2 sq. metres (1024.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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