



Two Waters Road
Hemel Hempstead, HP3 9BZ

squire | estates

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This beautifully presented three double bedroom, two bathroom residence offers spacious and modern living throughout.

The ground floor features a stunning kitchen/breakfast room complete with a large island, high-specification Neff appliances, and bi-folding doors opening onto a balcony with picturesque views over the water. A separate utility room is equipped with Bosch appliances for added convenience. The lounge boasts French doors leading to a private patio and garden, while a second reception room offers flexible use as a study or playroom. A guest cloakroom completes the ground floor.

On the first floor, there are three generous double bedrooms, including a principal bedroom with an en-suite shower room, as well as a stylish family bathroom.

Additional features include underfloor heating throughout, ensuring comfort year-round.

Situated within walking distance of Apsley BR station, this exceptional home is available from 9th August 2025. Early viewing is highly recommended.

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Please contact us to arrange a viewing.

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.

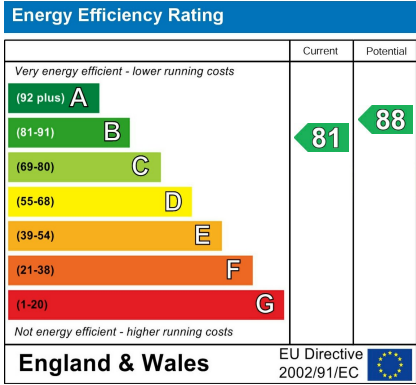


Features

- Beautiful Semi Detached home
- Underfloor heating
- THREE double bedrooms
- TWO bathrooms
- Close to shops and the BR station
- Available 9th August 2025
- Must be seen
- Kitchen with large island, Neff and Bosch appliances
- Council Tax Band - D
- EPC Rating - B

To Book a Viewing

Please contact Squire Estates on 01442 233533.



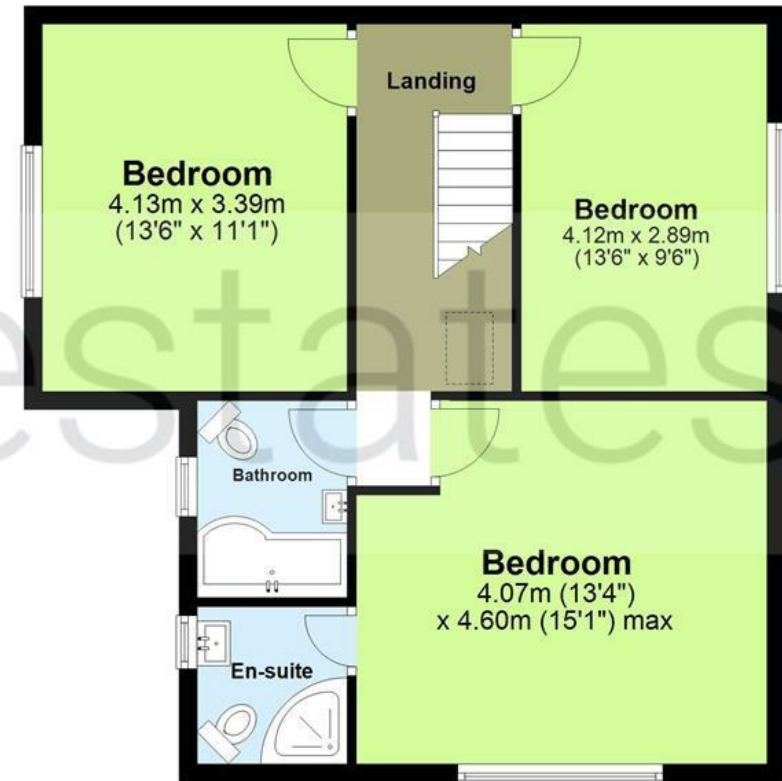
Ground Floor

Approx. 78.0 sq. metres (839.1 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



Total area: approx. 138.8 sq. metres (1494.0 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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