



Nissel House  
Hemel Hempstead, HP2 5DH

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# Nissel House, Hemel Hempstead

Beautifully Presented Two-Bedroom Maisonette in a Quiet Cul-de-Sac – Hemel Hempstead

The property features two spacious double bedrooms, including a master with a contemporary en-suite shower room and built in wardrobes, as well as a modern family shower room.

Immaculately presented throughout, the property features an open-plan kitchen/diner and living area with a sleek, fully integrated kitchen – perfect for entertaining or relaxed everyday living.

Nestled in a peaceful cul-de-sac just behind Hemel Old Town, this stunning and spacious two-bedroom maisonette offers modern living in a highly sought-after location. Just a short walk from the picturesque Gadebridge Park and the vibrant Hemel Old Town and Town centre, this home is ideally positioned for both relaxation and convenience.

This property is ideal for professionals, first-time buyers, or young families seeking a stylish, low-maintenance home in a prime location.

Early viewing is highly recommended.

Conveniently located in the Old Town of Hemel Hempstead, which consists of Victorian, Georgian and Tudor architecture with a Grade II listed High Street that has been described as “the prettiest street in Hertfordshire”, and is close to Hemel Hempstead town centre.

The Old Town has a real community atmosphere and boasts a diverse selection of shops including antiques, quality gift ware, furniture, hairdressers, bridal, boutiques and soft furnishings. There are also period pubs, retro cafes and cosmopolitan restaurants dotted along the High Street. The area also includes historic buildings such as the Town Hall and St Marys Church with cobbled alleyways leading to Gadebridge park, an area that plays host to a number of activities.

The property is a short drive from Hemel Hempstead mainline station with a fast and frequent railway service into London Euston in 24 minutes. Close by is both the M1 and M25 motorways, making the area ideal for commuters.

Highly regarded primary, secondary and independent schools including Abbot’s Hill School for Girls and Lockers Park School for Boys are within close proximity.

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

- FREEHOLD maisonette
- Two double bedrooms
- En suite to master bedroom
- Spacious lounge/diner/kitchen
- Fully integrated kitchen
- Fully tiled family shower room
- Gas central heating
- One allocated parking space
- Walking distance to town centre
- 996 years lease remaining

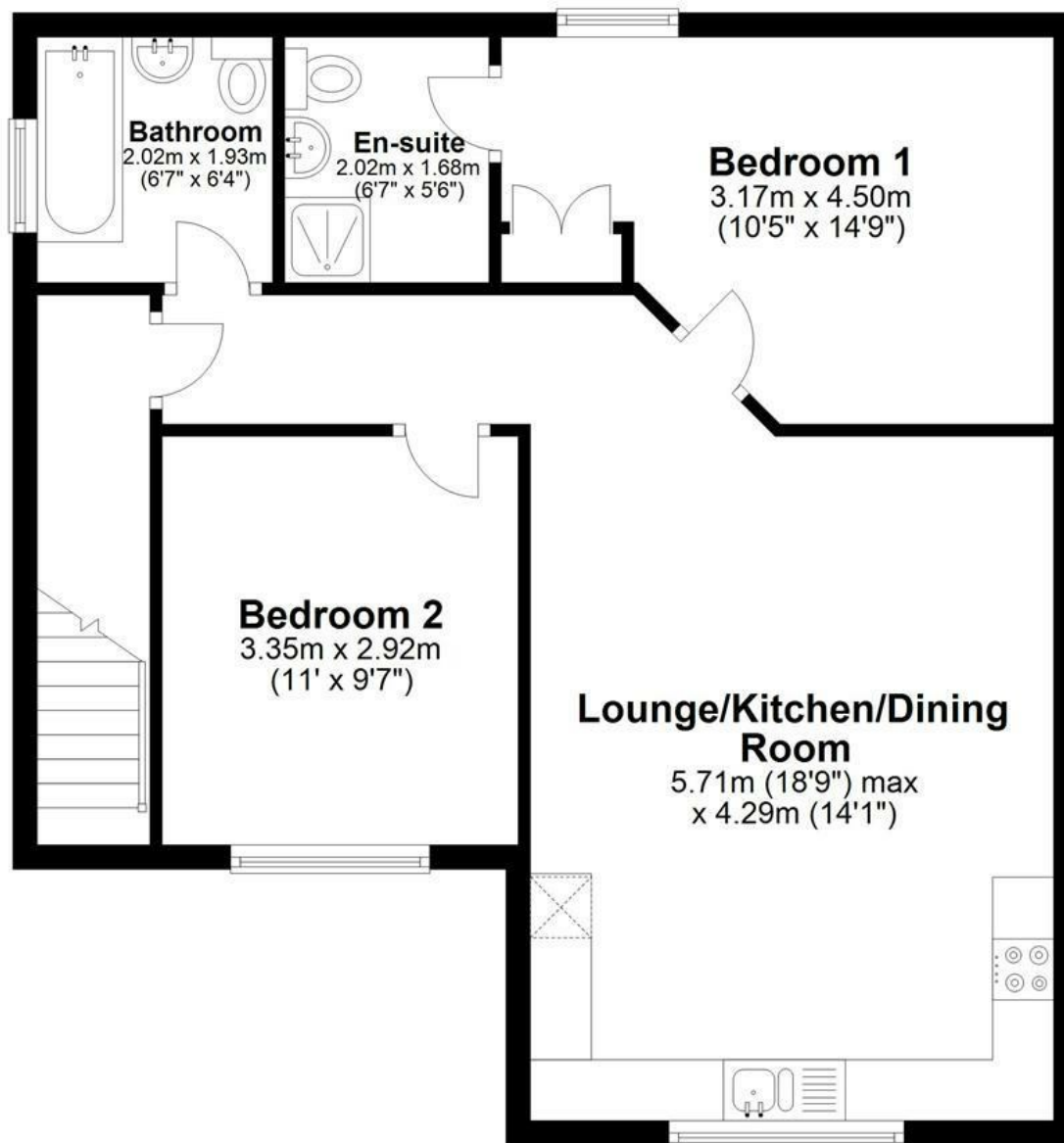
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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

## First Floor

Approx. 65.0 sq. metres (699.1 sq. feet)



Total area: approx. 65.0 sq. metres (699.1 sq. feet)

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



