



Downside
Hemel Hempstead, HP2 5PY

squire | estates

Downside, Hemel Hempstead

Squire Estates would like to present this spacious three bedroom, mid terrace family home within close proximity to Hemel town centre.

To the ground floor there is a good size porch with a door leading into a welcoming entrance hall that boasts a utility cupboard and a guest WC. The kitchen comprises of ample floor and wall units with an integrated oven and hob, space for a washing machine, a breakfast bar and space for a breakfast table. The is also a good size second integrated utility cupboard.

The spacious lounge has sliding doors opening onto the rear garden.

Stairs from the entrance hall lead up to the landing which boasts two cupboards one housing the boiler and the other over stairs storage leading off the landing there are three double bedroom and a bathroom that benefits from a bath with shower, a wall hung sink unit and a WC.

The rear garden has a brick pathway leading to a rear gate, laid to lawn with a patio area the garden also has a sheltered storage area.

Situated in Hemel Hempstead, with its comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

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 are both the M1 and M25 motorways, making the area ideal for commuters.

Close by, Gadebridge Park runs from the northern edge into the heart of the town along the Gade valley, providing acres of space for recreation, including bowls, splash area, skate park and childrens play area. 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

- Three double bedrooms
- Quiet Cul de sac
- Good condition
- Guest Cloakroom
- Modern Kitchen with breakfast bar
- Close to town centre
- Re fitted bathroom

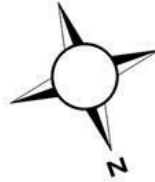
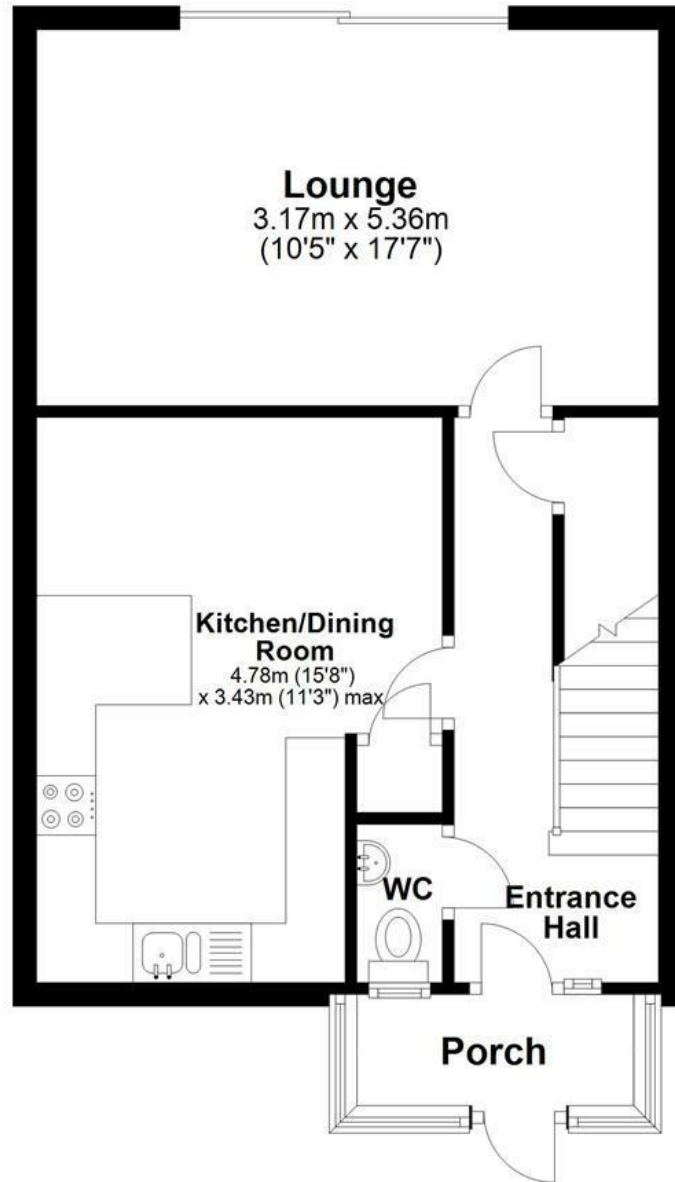
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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

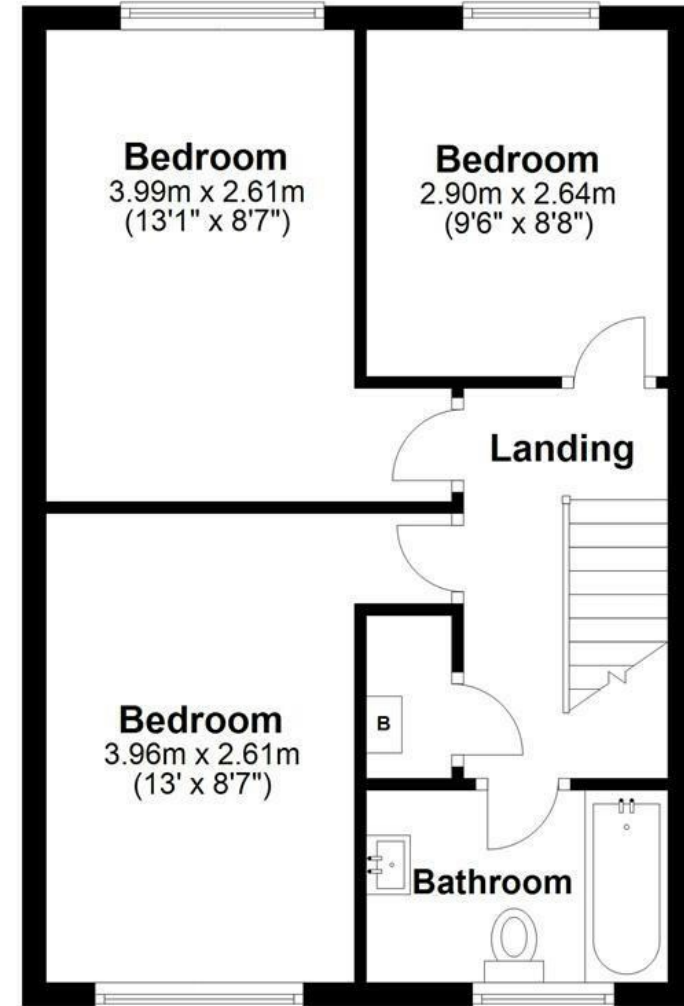
Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 88.2 sq. metres (949.1 sq. feet)

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



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