



Oliver Road
Hemel Hempstead, HP3 9PZ

squire | estates

Oliver Road, Hemel Hempstead

Discover contemporary living in this imposing, newly built 3-bedroom detached house, ideally situated within walking distance of Apsley station. The property boasts a perfect blend of modern design and convenient amenities including underfloor heating to the ground floor and extensive insulation to help reduce fuel costs, making it an ideal haven for those seeking comfort and style.

Upon entering through the garden gate into the front garden, you are greeted by an attractive new build house. The front door opens into a hallway, offering access to a well-appointed cloakroom and setting the stage for the rest of the home. The heart of the house is the generously sized kitchen, featuring a full range of units, coordinating work surfaces, and high-end appliances including a built-in oven, hob, dishwasher, and washing machine. Ample space for a breakfast table adds a practical touch to this culinary space.

To the rear of the property, a spacious lounge/diner awaits, with doors seamlessly connecting the indoor and outdoor spaces. The rear garden provides a private retreat, perfect for al fresco dining or relaxation.

Ascending the staircase to the first floor, you'll find two large double bedrooms and a well-proportioned single bedroom, each offering comfort and versatility. The contemporary family bathroom is a highlight, featuring a bath, a generously sized shower cubicle, a pedestal wash hand basin, and a WC.

In the rear garden, convenience is taken to the next level with gated access leading to two secure parking spaces, complete with an electric car charging point. This thoughtful addition ensures both practicality and sustainability, catering to the needs of the modern homeowner.

In summary, this new build residence combines striking design elements with functional features, making it a standout choice for those who appreciate the finer details of contemporary living. Don't miss the opportunity to call this impressive house your home

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 Bedroom Detached
- NEW BUILD house
- Good size appliances kitchen
- Extensive insulation and under floor heating to the ground floor
- Gated parking for two cars
- Electric car charging point
- Underfloor heating to ground floor
- Bathroom with separate shower cubicle

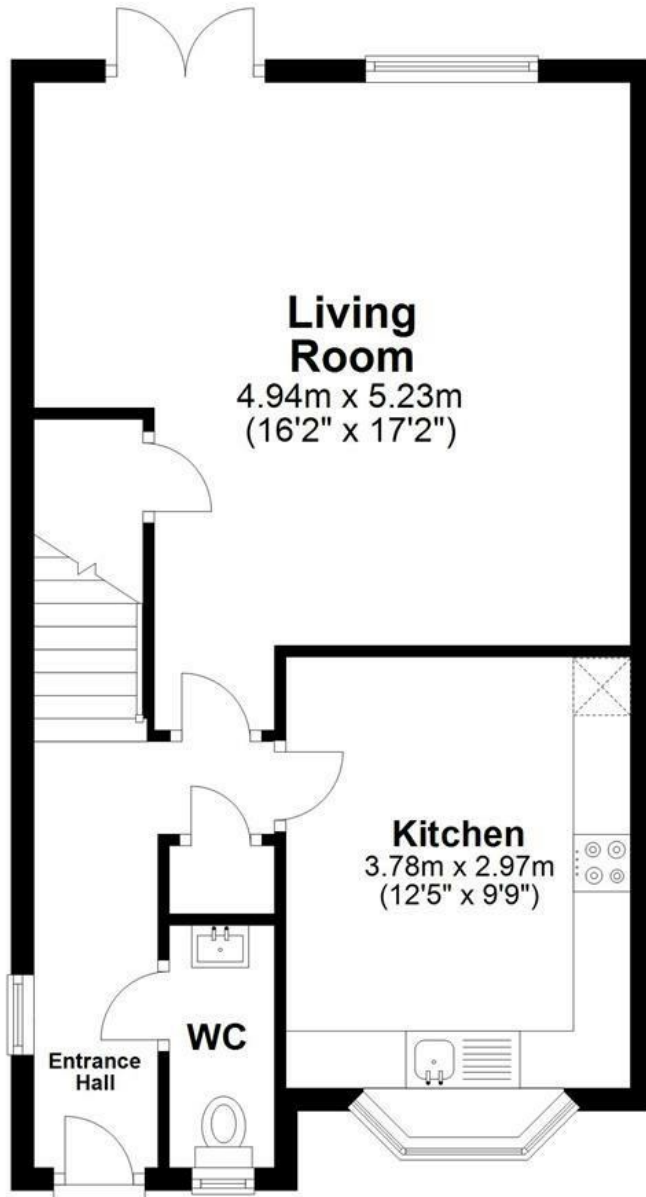
To Book a Viewing

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 | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 78 | 86 |
| England & Wales | | EU Directive 2002/91/EC | |

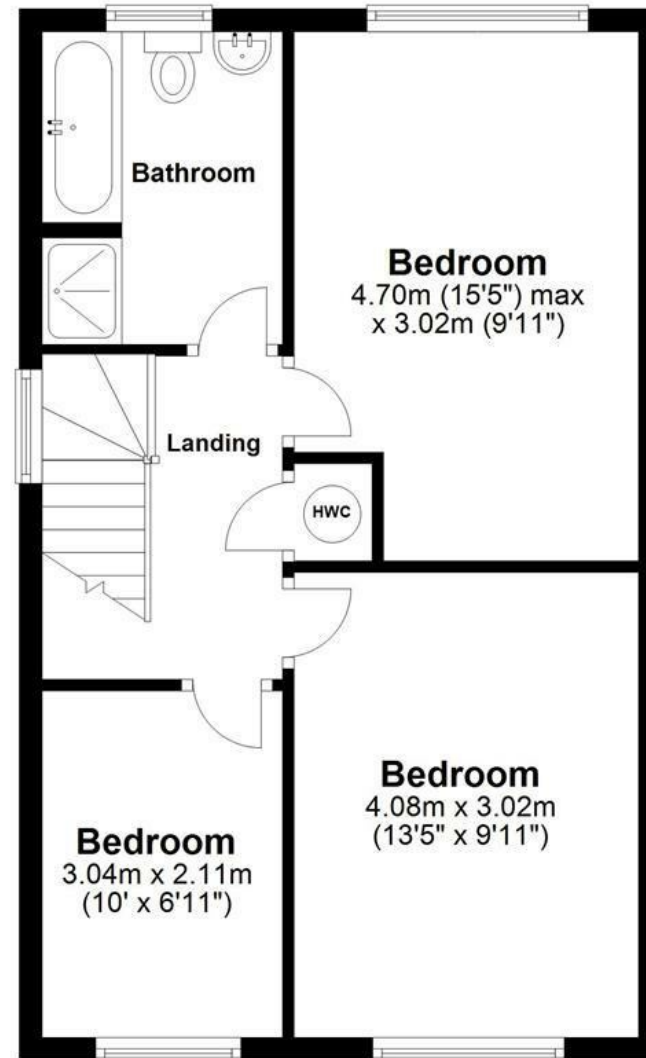
Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



Total area: approx. 94.0 sq. metres (1012.2 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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